



MEETING DATE: March 5, 2012

ITEM

8

## COUNCIL AGENDA REPORT

DATE: MARCH 1, 2012

TO: MAYOR AND TOWN COUNCIL

FROM: GREG LARSON, TOWN MANAGER

SUBJECT: ADOPT A VISION STATEMENT FOR THE NORTH 40 TO GUIDE THE DEVELOPMENT AND COMPLETION OF THE NORTH 40 SPECIFIC PLAN

A handwritten signature in black ink, appearing to read "G. Larson".

### RECOMMENDATION

Adopt the following Vision Statement for the North 40 to guide the development and completion of the North 40 Specific Plan:

#### ***Vision Statement***

*The North 40 reflects the special nature of our hometown. It celebrates our history, agricultural heritage, hillside views, and small town character. The North 40 is seamlessly woven into the fabric of our community, complementing other Los Gatos residential and business neighborhoods. It is respectful of precious community resources and offers unique attributes that enrich the quality of life of all of our residents.*

#### ***Guiding Principles to Achieve this Vision:***

- *The North 40 will look and feel like Los Gatos*
- *The North 40 will embrace hillside views, trees and open space*
- *The North 40 will offer opportunities needed by our community*
- *The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services*

### BACKGROUND:

The past and current General Plan for the Town of Los Gatos both require adoption of a Specific Plan for the North 40 prior to consideration of any specific development proposals. A draft Specific Plan (Attachment 1) was last considered by the Town Council in 1999, at which time direction was provided to include potential residential development in the North 40 during the next General Plan update.

PREPARED BY: Greg Larson, Town Manager

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Reviewed by:  Assistant Town Manager  Town Attorney  
 Clerk Administrator  Finance  Community Development

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MAYOR AND TOWN COUNCIL

SUBJECT: NORTH 40 VISION STATEMENT

MARCH 1, 2012

During the development and adoption of the current General Plan, the Town provided for both residential and commercial development in the North 40 with guiding principles, maximum limits, and consideration of infrastructure needs and requirements. The Town also analyzed the potential environmental impacts from development of the property in the broader context of the General Plan Environmental Impact Report.

The Town Council established the North 40 Advisory Committee, largely based on the prior General Plan Update Advisory Committee, to advise and recommend on the development of the North 40 Specific Plan. The Advisory Committee spent the first half of 2011 learning about the North 40 and specific plans, as well as receiving and conducting assorted public and committee feedback processes. The second half of 2011 was largely spent considering potential land uses, scenarios, height and other issues for the North 40.

On January 9, 2012, the Town Council and Planning Commission held a joint study session to review the work and direction of the North 40 Advisory Committee related to preparation of the North 40 Specific Plan. At that meeting direction was provided to draft a Vision Statement for the North 40 prior to proceeding with further development of the North 40 Specific Plan.

At a special Study Session on February 13, The Town Council participated in a staff facilitated discussion to provide direction for the development of a North 40 Vision Statement. Flip chart notes from the Council's discussion and direction are provided as Attachment 2. The Mayor appointed Vice Mayor Spector and Council member McNutt as an ad hoc advisory committee to assist in the drafting of the Vision Statement for subsequent Council consideration.

#### DISCUSSION:

The ad hoc committee met twice with Town staff, including Town Manager Greg Larson, Assistant Manager Pamela Jacobs and Community Development Director Wendie Rooney, to review and modify successive iterations of a proposed Vision Statement.

The proposed Vision Statement is recommended by the ad hoc committee and Town staff to fulfill the prior direction of the Town Council and Planning Commission on Jan. 9, 2012. The proposed Vision Statement relies on and expands upon the four components of the Council's direction at the Feb. 13 Study Session. Note that the included phraseology of "complementing other Los Gatos residential and business neighborhoods" and "offer opportunities needed by our community" are intended to reflect in positive language the Council's prior discussion of "meeting the unmet needs" of Los Gatos.

Following the Council's review and adoption of the proposed Vision Statement, the Advisory Committee will be reconvened to continue and complete the development of the North 40 Specific Plan. Alternative approaches are available for the Committee's continuing work:

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MAYOR AND TOWN COUNCIL

SUBJECT: NORTH 40 VISION STATEMENT

MARCH 1, 2012

1. Review the 1999 Draft Specific Plan, making revisions to reflect the proposed Vision Statement as well as incorporation of prior Council direction regarding potential residential development and the provision and funding of required infrastructure.
2. Review the Committee's prior consideration of appropriate land uses, height and other issues based on the proposed Vision Statement to provide Specific Plan recommendations for subsequent consideration by the Planning Commission and Town Council.
3. Under either or both approaches above, the level of specificity to be provided in the Specific Plan will have to be addressed and decided. To facilitate timely completion of the Specific Plan by the end of 2012, staff will likely recommend using the medium or general level of detail for the Specific Plan as represented in the previously distributed Specific Plan Primer and Alternative Approaches (Attachment 3). Note that this approach will likely require separate development applications for individual projects as they are proposed, all in compliance with the General Plan and Specific Plan.

**CONCLUSION:**

As reported by Vice Mayor Spector and Council member Pirzynski during the Feb. 13 Study Session, the work of the Advisory Committee to date has been necessary to get to this point of achieving a common vision for the development of the North 40 Specific Plan. The Council's review and adoption of the proposed Vision for the North 40 is another necessary step to guide future community, Advisory Committee and staff efforts and discussions needed to complete the North 40 Specific Plan for subsequent consideration by the Planning Commission and Town Council.

**ENVIRONMENTAL ASSESSMENT:**

Is not a project defined under CEQA, and no further action is required.

**FISCAL IMPACT:**

The work to date on the Specific Plan has largely been funded by the property owner's representative as a required process before submittal of any development applications. Any further work on the Specific Plan will need to be funded in the same manner or through the General Plan Development Fee fund

**ATTACHMENTS:**

1. 1999 Draft North 40 Specific Plan
2. Flip chart notes from the Town Council Study Session on Feb. 13, 2012
3. Specific Plan Primer and North 40 Specific Plan Alternative Approaches

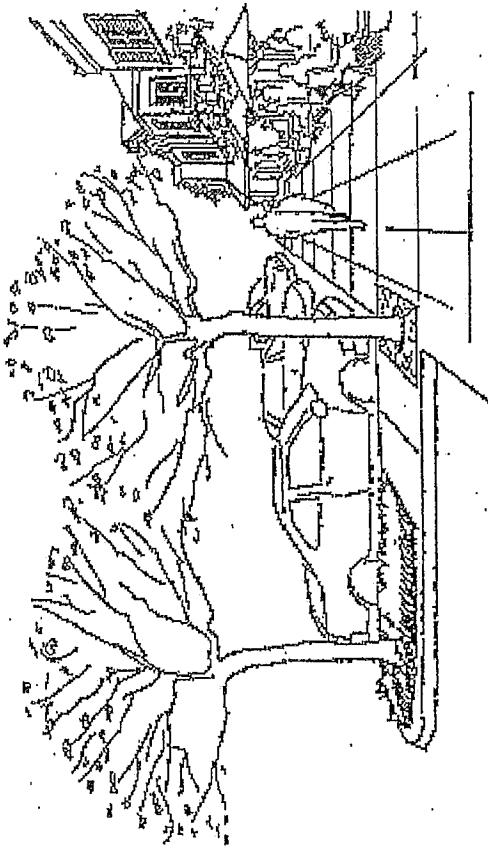
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# NORTH FORTY SPECIFIC PLAN

Public Review Draft - September 1999

## Town of Los Gatos



A comprehensive framework  
to guide future decisions  
regarding land use and  
development within the North  
Forty Specific Plan area.

ATTACHMENT 1

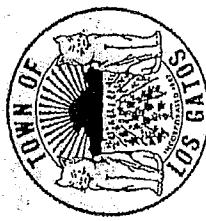
*Los Gatos Boulevard Frontage Road*

# Town of Los Gatos

## North Forty Specific Plan

Public Review Draft - September 1999

Prepared for  
Town of Los Gatos



Prepared by:

**RB** ROBERT BEIN, WILLIAM FROST & ASSOCIATES  
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS

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# CHAPTER 1 - INTRODUCTION

## NORTH FORTY SPECIFIC PLAN

### A. Background and Purpose of the Specific Plan

The purpose of the North Forty Specific Plan is to implement the Town of Los Gatos' General Plan and be responsive to the Town's goal of encouraging economic stability by providing opportunities for mixed use commercial development within the North Forty area.

The intent of this Specific Plan is to provide a planning framework in which future development of the area can occur without jeopardizing the full development potential of the remaining area. This is an important concern because of the multiple land ownerships that presently exists within the boundaries of the North Forty area. Without a comprehensive plan to guide future development, the potential exists for near-term development of individual parcels to have lasting negative effects on the long-term development potential of the larger area. This Specific Plan is intended to provide that comprehensive development framework.

In 1989, the Los Gatos Town Council appointed a Commercial Specific Plan Committee to study all commercial districts and identify goals and implementation measures that would supplement

encourage economic stability. In May 1991, the Committee submitted its report to the Town Council that identified specific goals and implementation measures for each commercial district in Town. One of the commercial districts studied by the Committee was a section of Los Gatos Boulevard between the Highway 85 interchange to the north and Spencer Road to the south. The goals for the Los Gatos Boulevard study area were to encourage automobile dealerships, develop a major commercial shopping center, provide clear direction to potential developers and work with existing auto dealers, commercial property owners, and merchants to develop a marketing strategy specifically for Los Gatos Boulevard.

In February 1993, the Town adopted the Highway 85/Vasona Light Rail Element of the General Plan. This General Plan amendment changed the land use designation along both sides of Los Gatos Boulevard between Lark Avenue and Samaritan Drive from residential and agricultural to mixed use commercial. Additionally, the General Plan amendment stated that the area west of Los Gatos Boulevard bordered by Highways 85 and 17 and Lark Avenue (Sub-area 4.1) should be developed with mixed used commercial, comprised of destination retail with limited neighborhood commercial and other uses that would supplement the primary use.

# CHAPTER 1 - INTRODUCTION

## North Forty Specific Plan

### B. Applicability

The North Forty Specific Plan is a regulatory document and when used in conjunction with the Town's Zoning Regulations provides the land use regulations and development standards to be followed for controlling development of the North Forty area.

The land use and development regulations and design guidelines contained in this Specific Plan shall apply to all new development, including additions, and changes in use within the boundaries of the North Forty area (Exhibit 1-2).

### C. Relationship to Other Town Planning Documents

#### 1. General Plan

The General Plan is the fundamental planning policy document of the Town of Los Gatos. It is intended to guide planning, environmental, and land use decisions in the Town for the next ten to twenty years. Goals, objectives, and policies are established by various General

Plan elements. The General Plan establishes what types of land uses will be permitted and where they can be located, allowable densities for development, and the proportional relationship of the built environment to the natural environment. This Specific Plan implements the goals, objectives, and policies of the General Plan Elements that apply to the North Forty area.

California State law requires that a specific plan be consistent with the General Plan of the adopting locality. To ensure consistency with the General Plan, a review of the existing General Plan for all goals and policies that are relevant to the North Forty Specific Plan was made.

#### 2. Zoning Regulations

The Town's Zoning Regulations is the primary document that implements the General Plan. It provides regulations regarding permitted land uses, development standards, and the development entitlement process for parcels of land within the corporate boundaries of the Town of Los Gatos.

## CHAPTER 1- INTRODUCTION

### NORTH FORTY SPECIFIC PLAN

The North Forty Specific Plan is also a regulatory document which provides development regulations. The requirements of this Specific Plan supplement the Town's Zoning Regulations within the Specific Plan boundaries. See Chapter 4, Section A.1 (Relationship to Zoning Regulations).

The North Forty Specific Plan contains both development regulations and design guidelines. Mandatory regulations are denoted by the use of the word "shall." A guideline, which is denoted by the use of the word "should," is not mandatory and may be implemented by staff and the Commission with some discretion as provided in Chapter 3, Section B (Use of the Guidelines.)

Plan where applicable.

#### 4. Los Gatos Boulevard Design Standards

The Los Gatos Boulevard Design Standards, contains architectural and site design guidelines for use by property owners, merchants, planners, architects, landscape architects, and other design professionals.

The Los Gatos Boulevard Design Standards are intended to provide design guidance and specific recommendations in the Los Gatos Boulevard Plan area. This Specific Plan incorporates the architectural and site design guidelines from the Los Gatos Boulevard Design Standards where applicable.

#### 3. Los Gatos Boulevard Plan

The Los Gatos Boulevard Plan contains short, medium, and long range goals, policies and implementation measures for Los Gatos Boulevard. As previously mentioned, the Los Gatos Boulevard Plan study area encompasses portions of the North Forty area. This Specific Plan incorporates the goals, policies and implementation measures from the Los Gatos Boulevard

#### 5. Town of Los Gatos Strategic Plan

The Town of Los Gatos Strategic Plan is a planning document that provides implementation measures for the entire Town. This Specific Plan incorporates the applicable measures of that plan.

# CHAPTER 1- INTRODUCTION

## NORTH FORTY SPECIFIC PLAN

### D. Project Location and Existing Conditions

The North Forty area is located in the Town of Los Gatos within the County of Santa Clara. The North Forty area is generally located west of Los Gatos Boulevard, east of Highway 17, north of Lark Avenue, and south of Highway 85. Exhibit 1-1 and 1-2 depict the regional location and local vicinity of the project area, respectively.

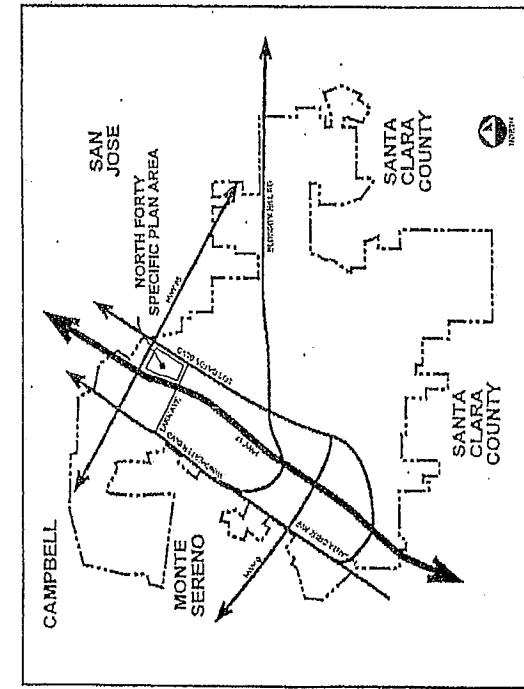


Exhibit 1-1  
Regional Location

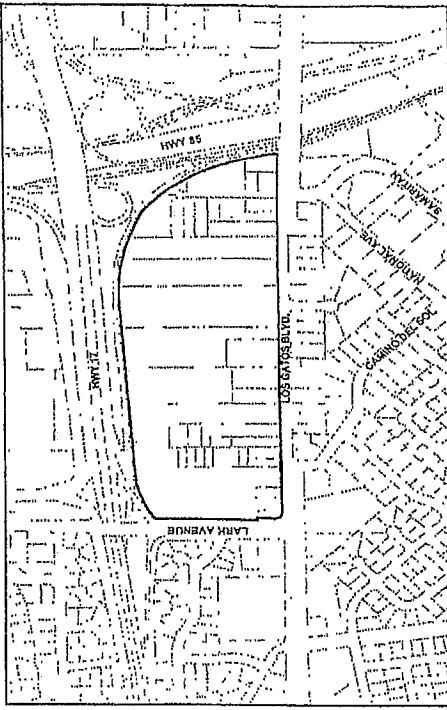


Exhibit 1-2  
Local Vicinity

## CHAPTER 1- INTRODUCTION

### North Forty Specific Plan

#### E. Authority for the Specific Plan

The North Forty Specific Plan is established through the authority granted to the Town of Los Gatos by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans). The California Government Code authorizes local jurisdictions such as Los Gatos, to adopt Specific Plans as a more comprehensive method of implementing General Plan goals and policies.

#### F. CEQA Compliance

In compliance with the requirements of the California Environmental Quality Act, an environmental assessment (initial study) for the North Forty Specific Plan was completed.

The initial study determined whether potential environmental impacts would be significant enough to require an Environmental Impact Report. It was determined that the implementation of the North Forty Specific Plan would have the same or less impacts than implementation of the General Plan Policies and zoning currently in effect. Based upon a scoping of the issues, technical studies, and meetings with City staff, it was determined that a "Mitigated" Negative Declaration was the appropriate environmental document for this project.

The Mitigated Negative Declaration was available for public review from \_\_\_\_\_ to \_\_\_\_\_. Comments received during the public review period were responded to and amendments to the document were made where appropriate. Mitigation measures were circulated with the initial study checklist and adopted with the project approval.

## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

#### A. Purpose and Applicability

This chapter establishes the overall planning and design concepts that together create the "framework" for development of the entire North Forty area. This chapter provides the goals and objectives for development of the Specific Plan area; the overall urban design plan for public and quasipublic areas; the distribution of land uses; and the policy direction to preserve the site's character.

#### B. Vision Statement

The North Forty area is envisioned to be comprehensively planned and developed with commercial mixed uses. The variety of allowed land uses (e.g., retail commercial, office, entertainment, restaurants, lodging, and public and civic uses) will work together in a complementary and synergistic fashion to create a lively, dynamic place that provides goods and services for the following hierarchy of target groups:

- 1) Town residents;
- 2) Residents of adjacent neighborhoods outside the Town;
- 3) Residents of adjacent cities; and
- 4) Tourists.

The types of uses envisioned for the North Forty area are ones that will not directly compete with the Town's downtown area as a destination. Proposed uses should complement existing businesses in the Town. The intensity of development will be limited to that which can sustain an acceptable level of service on surrounding roadways and intersections.

There is no particular architectural theme envisioned for the North Forty area. However, the architectural style, juxtaposition of the structures, and extensive pedestrian amenities will provide interest and excitement while at the same time provide a high quality of design that is enduring and reflective of the small-town character of Los Gatos. The creation of a unique, pedestrian-oriented "sense of place" is envisioned.

## CHAPTER 2 - MASTER PLAN

### North Forty Specific Plan

#### C. Goals and Policies

##### 1. Land use.

- Goal 1. To promote a variety of regional destination and local serving commercial uses that are compatible with and compliment existing businesses in the Downtown (C-2 Zoning District) and other Town shopping areas.

Policy 1.A Encourage land uses that implement the goals and policies of the "Los Gatos Boulevard Plan" relevant to the North Forty area.

Policy 1.B Designate the area for mixed use commercial and allow "destination" retail, limited neighborhood commercial, offices, entertainment, lodging, and public/civic uses. Housing shall not be allowed.

- Policy 1.C Ensure that new uses are complementary with existing businesses and do not directly compete with downtown businesses. Require developers to provide market studies, surveys, and other relevant data necessary to ensure that the proposed development is consistent with this policy.
- Goal 2. To encourage a comprehensively planned, mixed use commercial development for the entire area.
- Policy 2.A Discourage piecemeal development through the preparation of a master concept development plan. See Figure 2-1, Page 2-11
- Policy 2.B Require approval of a zone change to Planned Development for new projects on parcels of 40,000 square feet and larger to ensure compatibility with the master concept development plan.
- Policy 2.C Prepare appropriate development standards and design guidelines to

## CHAPTER 2 - MASTER PLAN

### NORTH GATOS SPECIFIC PLAN

implement the master concept development plan and to ensure quality development.

- Goal 3. To balance the types of land uses allowed and the intensity of development with the circulation network's ability to maintain acceptable levels of service on roadways and intersections.

Policy 3.A Regulate ultimate buildout capacity of the specific plan area through development regulations.

Policy 3.B Require developers to provide appropriate mitigation measures to ensure acceptable levels of service.

- Goal 4. To develop a logical land use pattern for the specific plan area that takes advantage of opportunities offered by the site and protects adjacent residential areas from the impacts of new development.

Policy 4.A Reserve the highly visible street frontage along Los Gatos Boulevard for retail commercial, entertainment, and restaurants. Other uses (e.g., lodging, office, etc.) should be located to the rear or interior of the site.

Policy 4.B Locate uses that are highly compatible in close proximity to one another to take advantage of their synergistic relationship (e.g., restaurants located near theaters), and locate transit stop(s) in central location with access to majority of uses.

Policy 4.C Balance the need to accommodate vehicle circulation with the needs of pedestrians. The provision of pedestrian amenities shall have a very high priority at all levels of the site planning process.

Policy 4.D Develop standards for screening, buffering, and traffic circulation that effectively reduce negative impacts of new development on adjacent residential neighborhoods.

## CHAPTER 2 - FASTER PLAN

### NORTH FORTY SPECIFIC PLAN

#### 2. Traffic and circulation.

- Goal 1. To ensure that the impacts of new development on the existing circulation system are mitigated to avoid, eliminate, or reduce impacts to acceptable levels.

Policy 1.A Limit development of the area to that which sustains an operational goal of Level of Service "D" or better. Level of Service D\* is the minimum level acceptable for Los Gatos.

Policy 1.B Protect adjacent residential neighborhoods from cut through traffic.

- Goal 2. To provide for an efficient, safe internal circulation system that allows phased development in a logical manner.

Policy 2.A Develop a pattern of land uses that facilitates pedestrian activity and the elimination of internal automobile trips.

Policy 2.B Establish a frontage access drive adjacent and parallel to Los Gatos Boulevard. The access drive may incorporate 90 degree angle parking along the inside portion of the drive.

Policy 2.C Provide bicycle paths and pedestrian walkways as an integral part of the internal and external circulation system.

Policy 2.D Provide convenient, efficient parking of vehicles while reducing the visual impact of large paved parking lots.

Goal 3. To encourage the use of alternative modes of transportation.

Policy 3.A Require employers to provide incentives to employees to use modes of transportation other than single occupancy vehicles. Examples include use of van pools, preferential carpool parking, transit passes, bicycle lockers, showers, etc.

## CHAPTER 2 - MASTER PLAN

### North Forty Specific Plan

Policy 3.B Take advantage of opportunities to link the North Forty area to the Vasona Light Rail system, Highway 85 mass transit line, and downtown. Encourage shuttle bus service from these facilities to the North Forty area.

Policy 3.C Provide facilities to accommodate transit vehicles (including shuttle bus service) throughout the North Forty area and provide safe, comfortable places for persons awaiting transit/shuttle service.

Policy 3.D Provide facilities for recharging electric vehicles.

#### 3. Infrastructure.

Goal 1. To provide adequate infrastructure to accommodate ultimate buildup of the North Forty area.

Policy 1.A Work with providers of public utilities to ensure the provision of adequate service consistent with development phasing plans.

Policy 1.B Provide alternative strategies for infrastructure funding.

Policy 1.C Require that all new and existing utilities be placed underground as development occurs.

#### 4. Character and compatibility.

Goal 1. To ensure that new development enhances the existing small town character and image of Los Gatos:

Policy 1.A Establish development policies and design guidelines to regulate the height, mass and scale of structures, encourage the proper orientation of buildings and open space, protect views of the Santa Cruz mountains, and reduce the apparent size of buildings through proper wall and roof articulation.

Policy 1.B Use landscaping and buffering techniques to help screen development and reduce the scale and mass of large structures.

## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

- Policy 1.C Require the screening and proper location of on-site equipment (e.g., transformers, backflow preventers, irrigation control cabinets, trash enclosures, etc.).
- Policy 1.D Protect views of the Santa Cruz mountains through the provision of view corridors.
- Goal 2. To encourage innovative pedestrian oriented designs that create a unique "sense of place" and identity for the specific plan area.
- Policy 2.A Develop specific requirements for the provision of pedestrian amenities throughout the specific plan area.
- Policy 2.B Provide special design treatments along Los Gatos Boulevard to identify the area as a "Gateway" to Los Gatos. (See Goal 3 and related policies below).

- Policy 2.C Encourage a variety of architectural themes compatible with the Town's scale, development pattern, and existing architectural styles. The overall project design should establish an eclectic character reminiscent of a place that has been developed over a period of time.
- Policy 2.D Discourage trendy architectural styles and standardized/corporate plans.
- Policy 2.E Avoid the appearance of large box-like buildings. Break up large, blank building facades with smaller shops, interesting architectural features, significant wall articulation, and pedestrian amenities, etc.
- Policy 2.F Require the abundant use of landscaping to provide pedestrian comfort and as a common design element that can be used throughout the area to tie the otherwise diverse architectural styles of the buildings together.

## CHAPTER 2 - MASTER PLAN

### North Forty Specific Plan

Policy 2.G Require the use of native plant materials and water conserving landscape techniques.

□ Goal 3. To ensure that development reinforces and implements the goals and policies of the "Los Gatos Boulevard Plan" relative to gateways, nodes, and other streetscape improvements within the public right-of-way.

Policy 3.A Establish Town entry "gateways" at Samaritan Drive and on Lark Avenue. Create a strong sense of entry to Los Gatos and a heightened sense of place. Define the gateway using elements of architecture, landscaping (including water features), street furniture, signing, lighting, and public art.

Policy 3.B Establish distinctive "nodes" of activity and interest at the intersection of Los Gatos Boulevard and Lark Avenue and at the major access point to the North Forty area.

Create a strong sense of place at these locations using elements of architecture, a coherent spatial form, landscaping (including water features), pedestrian plazas, street furniture, signing, lighting, and public art.

Policy 3.C Establish a unique "pedestrian allee" including a wide landscaped buffer, pedestrian walkway, bike trail, street furniture, and special pedestrian scale lighting adjacent to Los Gatos Boulevard, within the public right-of-way.

#### 5. Plan implementation.

□ Goal 1. To take a proactive role in the development of the specific plan area.

Policy 1.A Explore methods of financing infrastructure improvements and public/civic uses, such as parks, open space, community center, museum, etc.

## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

Policy 1.B Work with prospective developers and property owners to facilitate the assembly of parcels in order to avoid piecemeal development of small parcels that may have difficulty fitting into the larger comprehensive plan for the area.

Policy 1.C Require developers of new uses to provide market studies, surveys, and other relevant data necessary to ensure the appropriate mix of uses.

Policy 1.D Expansion of legal nonconforming residential uses shall be allowed. However, owners are encouraged to redevelop their properties consistent with this Specific Plan.

Policy 1.E Require approval of a zone change to Planned Development for new projects on parcels of 40,000 square feet and larger.

### D. Planning Concepts

#### 1. Land use.

The specific plan area will accommodate approximately 500,000 square feet of commercial mixed use development. This could include up to 100,000 square feet of neighborhood (convenience) commercial uses and up to 100,000 square feet of office uses, excluding medical related offices/uses. A balanced mix of uses is encouraged, with some neighborhood commercial uses (e.g., grocery store, drug store, etc.) to serve nearby residential areas and some office uses to serve local needs and provide a daytime population within the North Forty area. The majority of land uses will be in the category of destination retail.

The ultimate square footage at buildup will depend on the mix of uses and the traffic impacts related to those uses. Different combinations of uses will have varying impacts. Objectives of this Specific Plan require that the level of service (LOS) for traffic be maintained at LOS D or better.

## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

As established by the policies of the Town of Los Gatos General Plan, the North Forty area (identified as Subarea 4.1 in the General Plan's Highway 85 and Vasona Light Rail Element) is designated as Mixed Use Commercial, comprised of destination retail, limited neighborhood commercial, office, recreational, and other uses that will supplement the primary use. The General Plan does not allow any residential uses.

#### a. Allowed land uses.

The following categories of land uses are allowed:

- Destination retail
- Neighborhood commercial – limited to a total of 100,000 sq. ft.
- Lodging
- Restaurants – high turnover (sit down)
- Restaurants, quality
- Office – limited to a total of 100,000 sq. ft. and excluding medical related offices/uses
- Entertainment and recreation
- Public/civic
- Transportation related development (e.g. shuttlebus facility)

#### b. Land use distribution.

The preferred distribution of land uses is illustrated in Exhibit 2-1 (Master Concept Development Plan). The distribution of land uses is based on the following concepts.

- 1) Place smaller "pad" buildings along the Los Gatos Boulevard frontage to allow views into the site and increase the amount of landscaping along Los Gatos Boulevard.
- 2) Place office and lodging uses away from Los Gatos Boulevard and toward the adjacent freeways. These types of uses would not require the visibility and access from the Boulevard as would retail uses. Additionally, these types of uses usually occupy buildings that are architecturally detailed on all four sides (360 degree architecture) and, therefore, would present a more aesthetically pleasing view from the freeway. Care shall be taken to site the buildings in such a way to protect views to the Santa Cruz Mountains from the freeway.

## CHAPTER 2 - PLASTER PLAN

### NORTH FORTY SPECIFIC PLAN

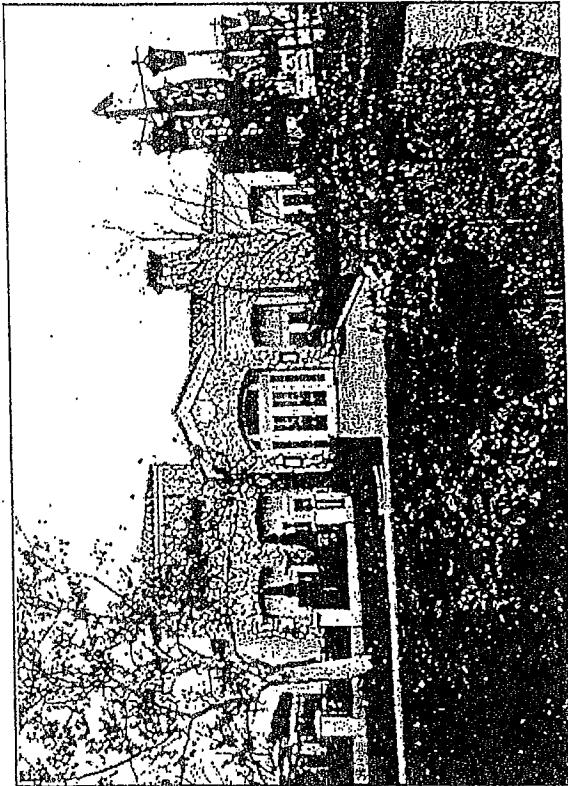
3) Use parking areas and landscaped building setbacks to provide separation of uses from adjacent freeways.

4) Provide a wide landscaped building setback area along Lark Avenue to buffer the adjacent residential neighborhood from the North Forty residential area.

#### c. Relationships and linkages.

One the foremost principles that will guide the overall development of the North Forty area is the principle of pedestrian orientation and linkages. All uses should be connected at the pedestrian level through the use of walkways, pedestrian streets, paseos, plazas, and courtyards. These should include a variety of components from grand pedestrian promenades and plazas to small, more intimate paths, paseos, and courts. The primary goal is to have all uses linked so that pedestrians can travel from one use to another (e.g., from an office complex or hotel to a restaurant or retail store) in a pleasant pedestrian friendly environment, without having to traverse multiple streets and parking lots.

The relationship between different land uses should optimize opportunities to create pedestrian linkages. For example, it is likely that persons attending a movie might also enjoy walking to a nearby restaurant. Office workers may also enjoy being close to a restaurant but would not need to be near a movie theater. Parking structure(s), if developed, should be centrally located to serve as many uses as possible.



Well landscaped walkway provides  
pleasant pedestrian experience

## CHAPTER 2 - MASTER PLAN

NORTH FORTY SPECIFIC PLAN

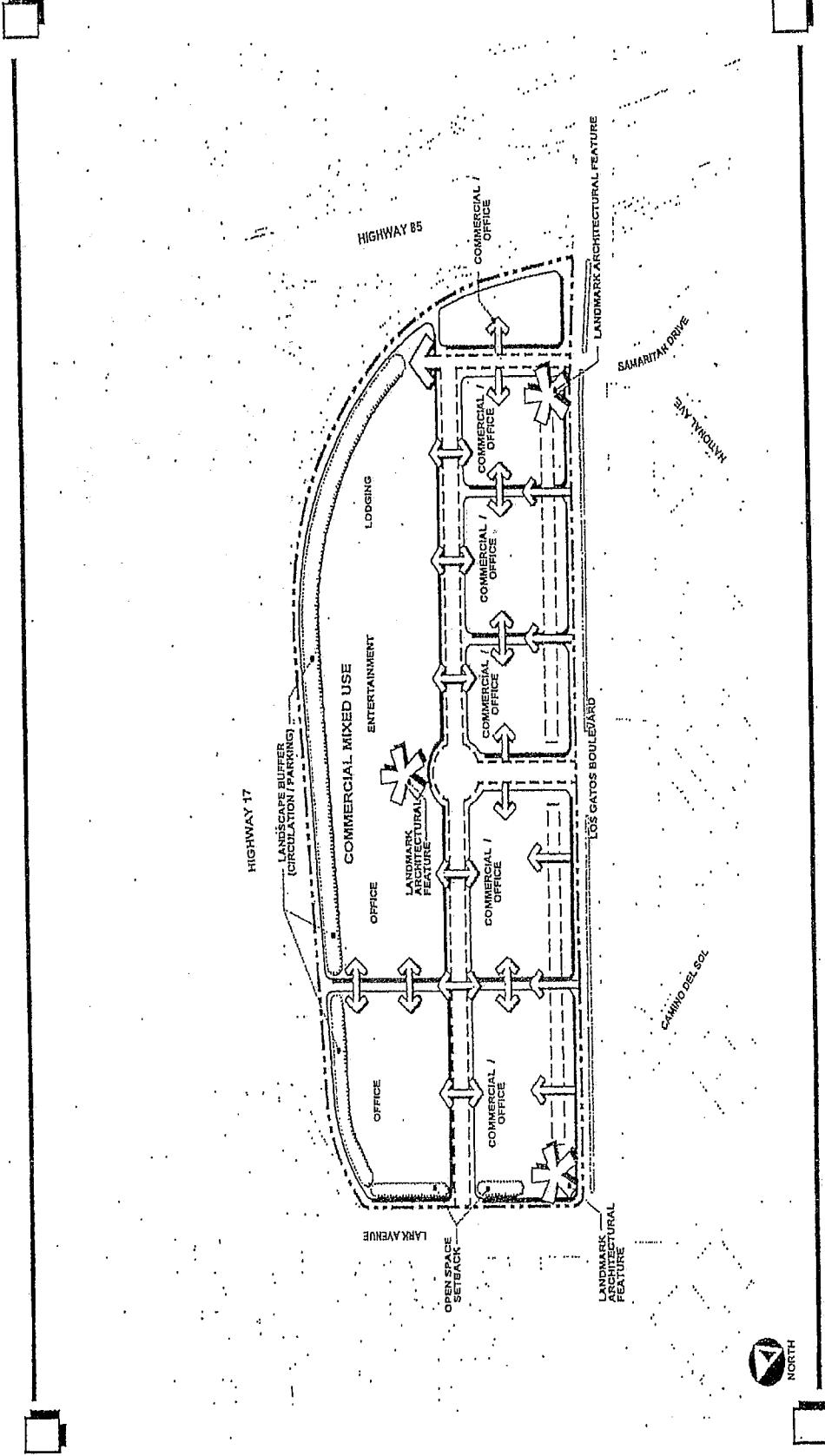


Exhibit 2-1  
Master Concept Development Plan

## CHAPTER 2 - PLANNED PLAZA

### NORTH FORTY SPECIFIC PLAN

#### 2. Urban design.

The urban design concept for the North Forty area is comprised of several key elements aimed at distinguishing the area as a primary "gateway" to the Town of Los Gatos. The gateway concept calls for the creation of a unique area that will establish a sense of place for the North Forty area and a quality image for the Town.

The North Forty area will contribute to the gateway concept through the implementation of the following elements.

##### a. Gateways.

Two Town gateways shall be established along Los Gatos Boulevard - one in the vicinity of Samaritan Drive and another on Lark Avenue. The sense of entry that can be created at these locations is important because they are preludes to the Boulevard, the North Forty area, and the Town of Los Gatos.

##### b. Nodes.

Nodes are generally defined as centers of activity within a neighborhood or district. They should occur where major roadways meet and in areas of increased pedestrian activity. Nodes are smaller than gateways in both scale and activity, but often serve a similar function by creating a heightened sense of awareness and place. Nodes can be created with a strong architectural statement, (e.g., taller, more prominent building, unique design), a coherent spatial form, (e.g., plaza, special landscape, or streetscape), and special amenities, including pedestrian enclaves, water features, public art, and pedestrian connections

## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

incorporating plazas, courtyards, and even small parks.

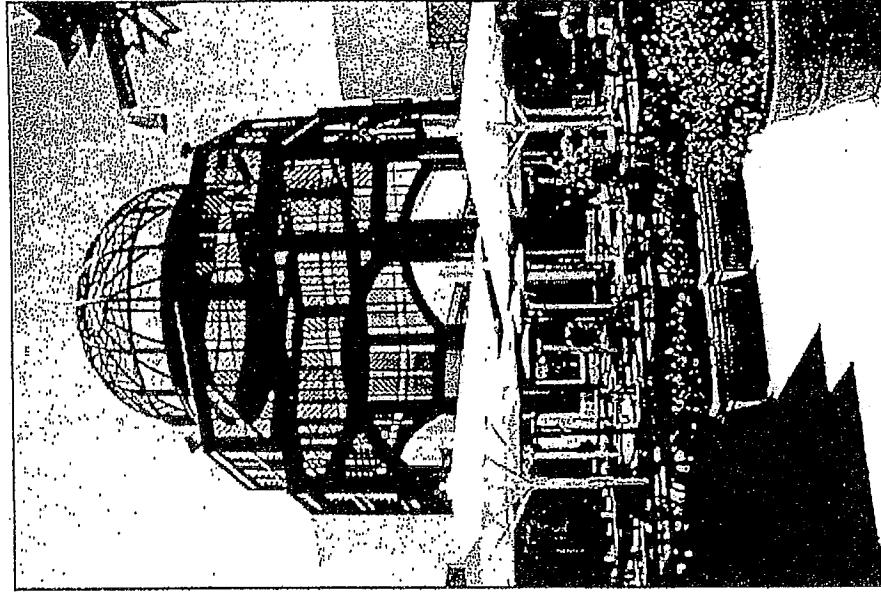
Three locations have been designated as activity nodes within the North Forty area:

- 1) Los Gatos Boulevard and Lark Avenue,
- 2) Los Gatos Boulevard and the major access point to the North Forty area, and
- 3) The intersection of the two major access roads within the project area.

These nodes will function as major focal points for the North Forty area and points of orientation and activity. A vertical design feature at the node within the central part of the project area could serve as a strong visual landmark for the area.

The proposed nodes are indicated on the Urban Design Concept Plan (Exhibit 2-2) to receive special treatment following the policies of the Los Gatos Boulevard Plan.

Strong architectural element  
emphasis activity node



## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

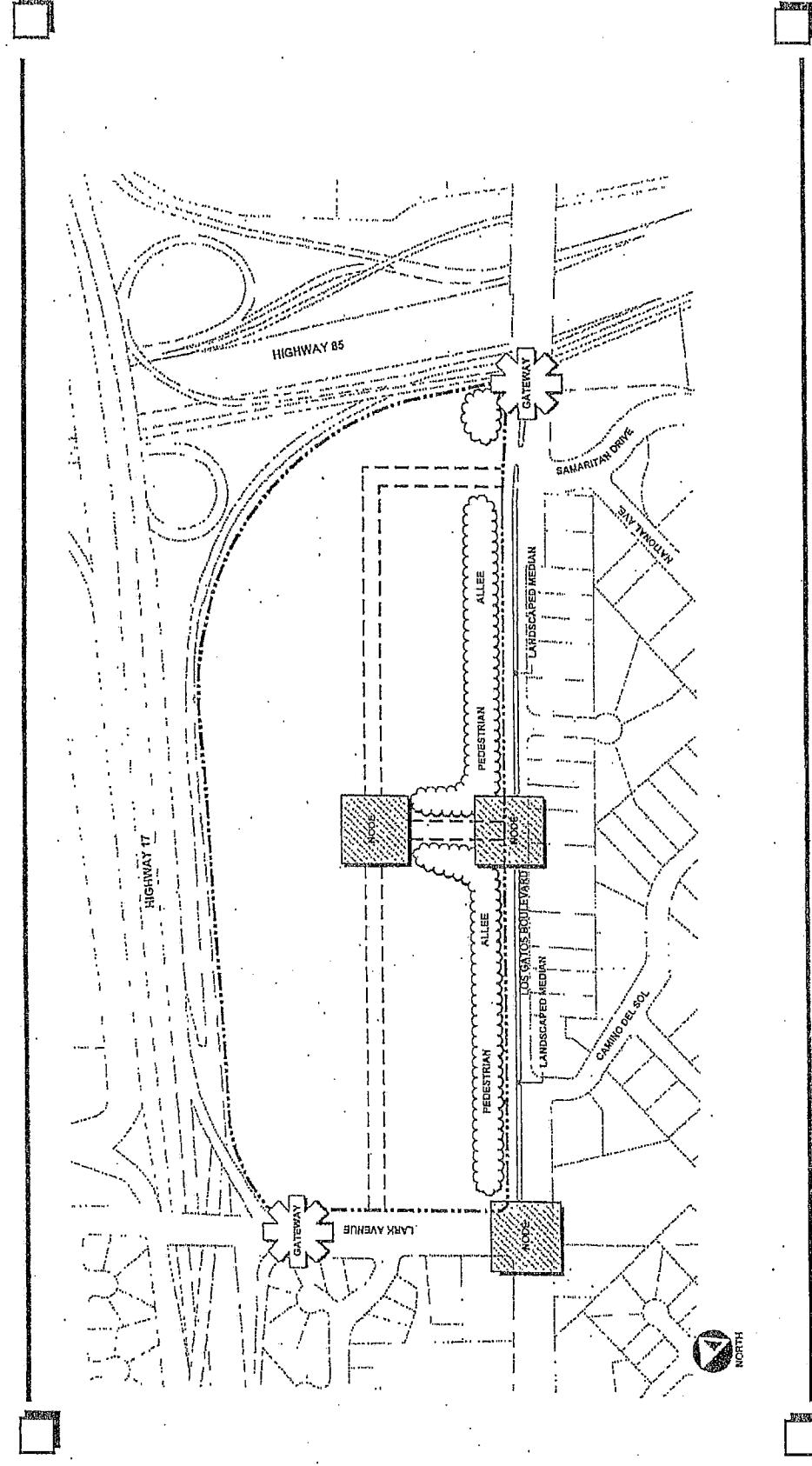


Exhibit 2-2  
Urban Design Concept Plan

## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

#### c. Streetscape.

The Urban Design Concept Plan (Exhibit 2.2) contains a number of streetscape elements aimed at creating a unique sense of place for the North Forty area. The streetscape plan is an integral part of the overall plan for circulation which is presented in the next section.

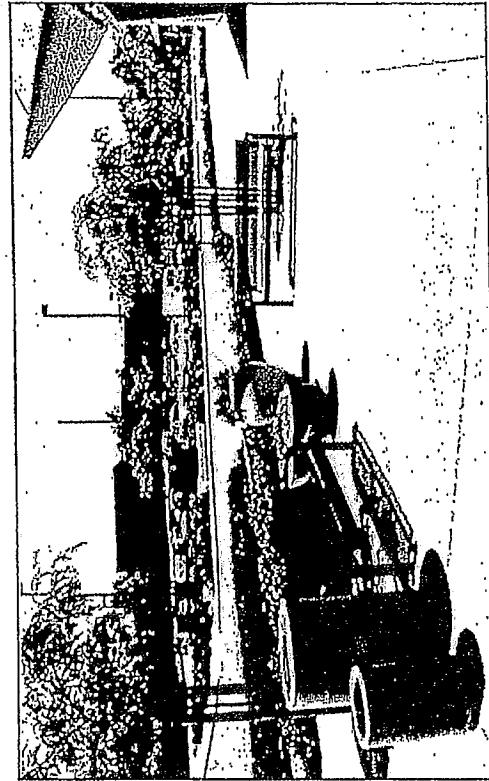
The streetscape plan includes the following elements.

- Main Access Drive (Exhibits 2-4 and 2-5)
- Los Gatos Boulevard Frontage Road and Pedestrian Allee (Exhibits 2-6 and 2-7)
- Samaritan Drive Extension and Lark Avenue Access Road (Exhibit 2-8)
- Los Gatos Boulevard median
- Site Furniture and Lighting

#### d. Site furniture and lighting.

The North Forty area is envisioned to be a very pedestrian oriented place. To reinforce this vision and to accommodate pedestrian comfort and safety, a variety of site furnishings and amenities shall be provided. At a minimum, it is expected that the following site furnishing elements will be provided.

- Benches
- Trash receptacles
- Lighting - pedestrian level and vehicular (circulation level)
- Bollards
- Bicycle racks
- Tree grates
- Tree protectors
- Special paving
- Directional signs (uniform design)
- Water features (fountains)
- Planters



Example of street furniture group

## CHAPTER 2 - PLASTER PLAN

TOWN OF PLASTER PLAN

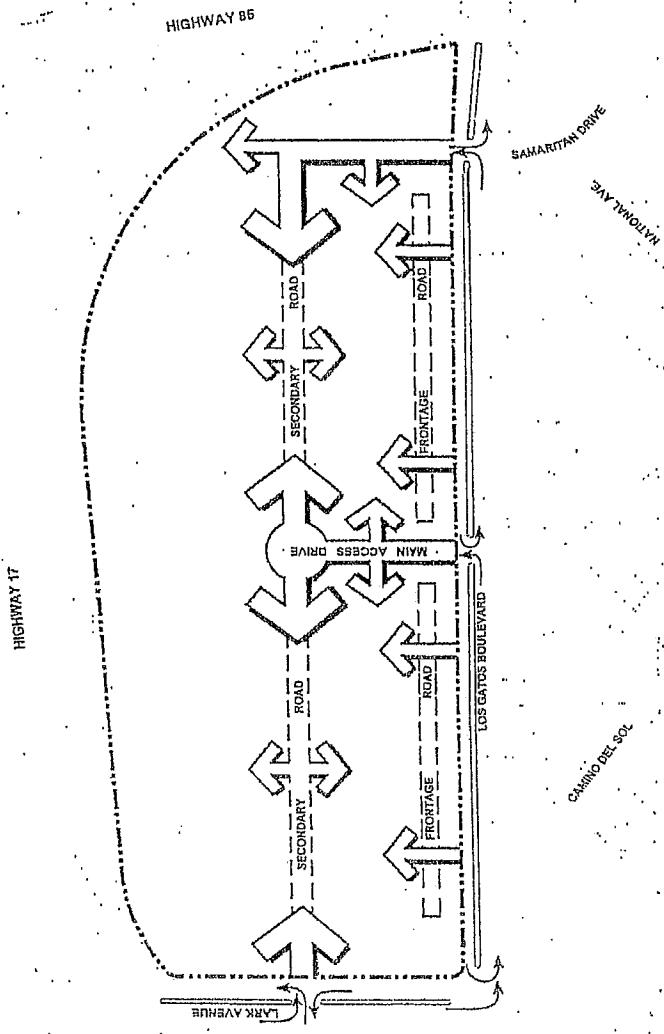


Exhibit 2-3  
Circulation Concept Plan

## CHAPTER 2 - MASTER PLAN

NORTH GATOS SPECIFIC PLAN

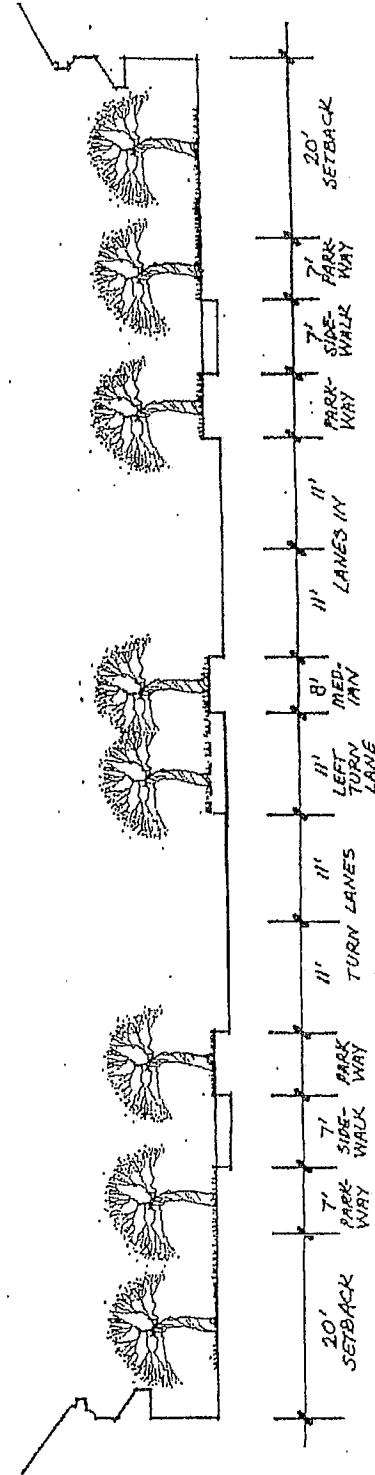


Exhibit 2-4

Primary Access

Main Access Drive from Los Gatos Boulevard (Cross Section)

## CHAPTER 2 - MASTER PLAN

TOWN OF LOS GATOS SPECIFIC PLAN

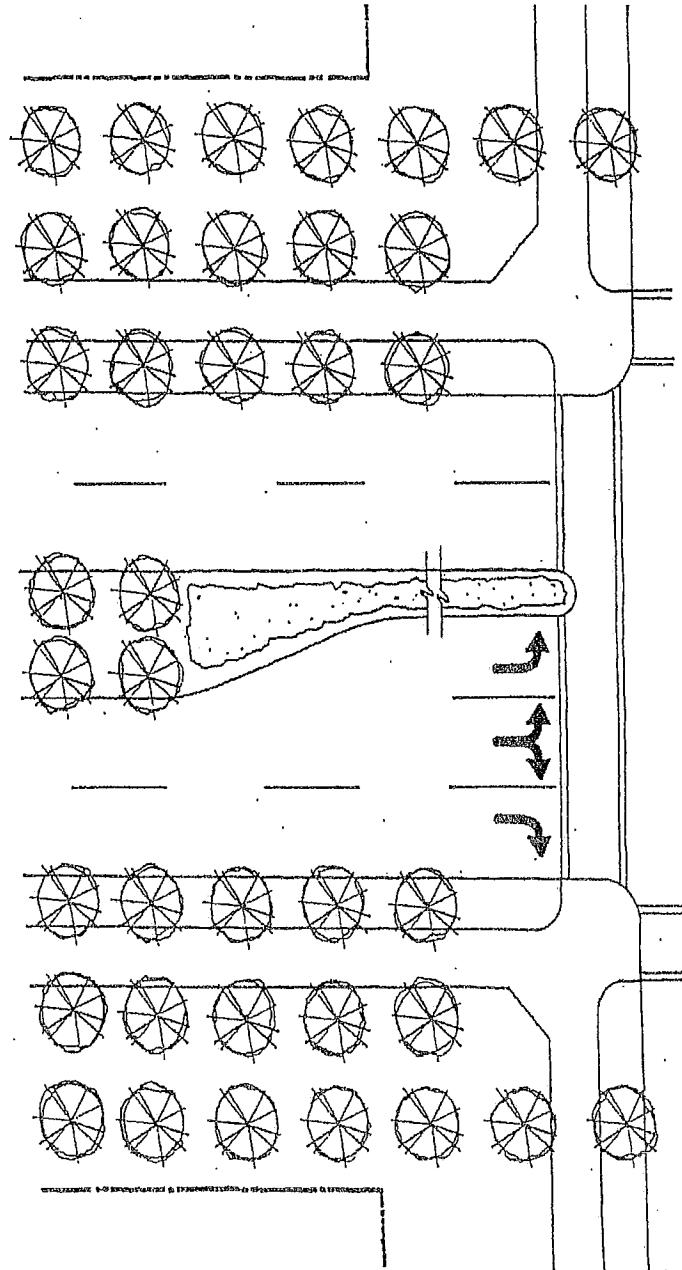


Exhibit 2-5

Primary Access  
Main Access Drive from Los Gatos Boulevard (Plan View).

## CHAPTER 2 - MASTER PLAN

NORTH FORTY SPECIFIC PLAN

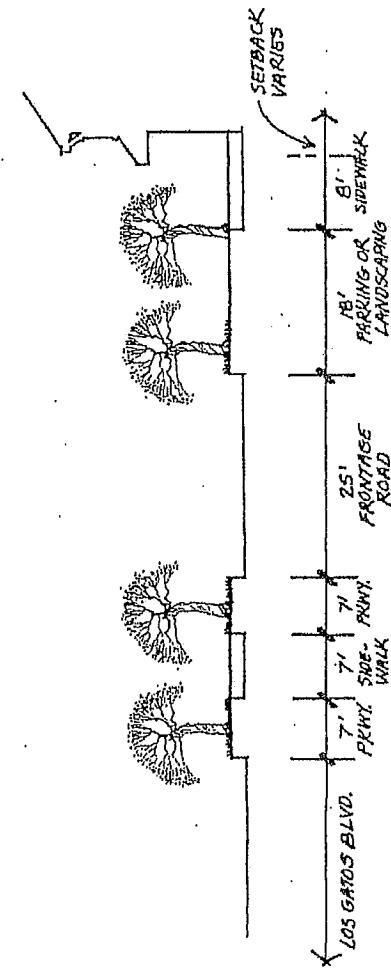


Exhibit 2-6  
Los Gatos Boulevard Frontage Road and Pedestrian Allee

## CHAPTER 2 - PLANNED OPTION

### NORTH FORTY SPICIFIC PLAN

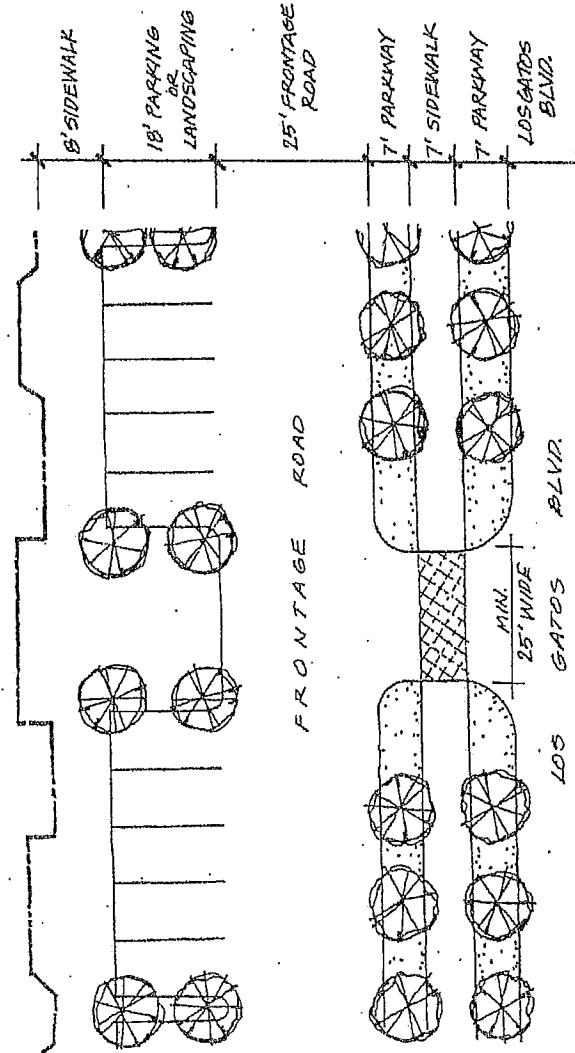


Exhibit 2-7  
Los Gatos Boulevard Frontage Road and Pedestrian Allee

## CHAPTER 2 - MASTER PLAN

TOWN FORTY SPECIFIC PLAN

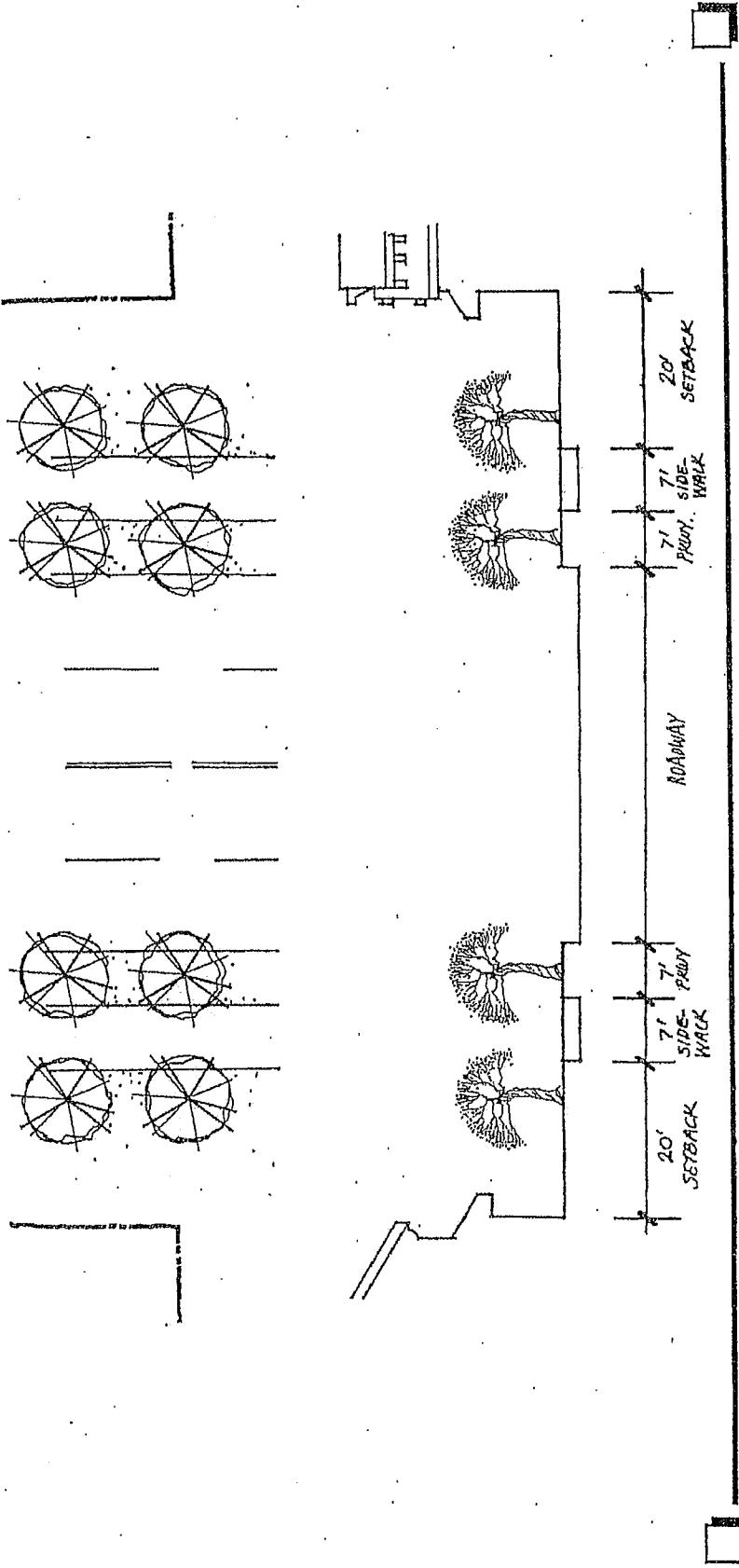


Exhibit 2-8  
Primary Access  
Samaritan Drive Extension and Lark Avenue Access Road

## CHAPTER 2 - MASTER PLAN

TOWN FORTY SPECIFIC PLAN

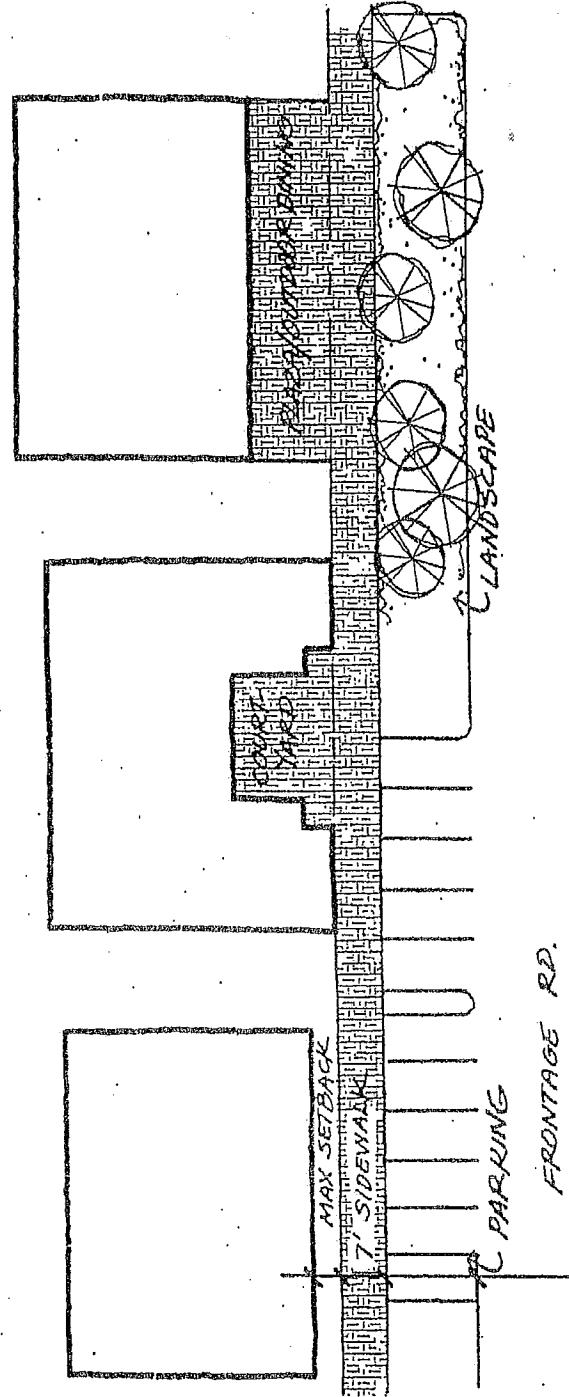


Exhibit 2-9  
Frontage Road Landscaping

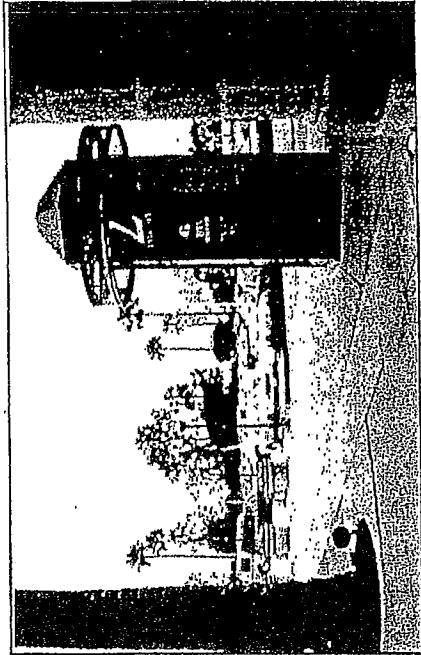
## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

The provision of the above site furnishing elements and lighting fixtures shall be accomplished in a coordinated and complementary manner throughout the North Forty area. While there is not a particular "style" or design theme that has been identified at this time, it is required that all site furnishing elements and lighting fixtures be selected from the same "family" and that their design complement and reinforce the architectural style of the buildings.

Each project is required to provide the full range of site furnishings listed above as appropriate to the site and the size of the development as determined through the design review process.

The preferred material for site furnishings is metal with a powder coated finish for durability. The preferred color is black or dark green.



Information kiosk



Water features are important elements of site design

## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

#### e. Preservation and enhancement of site character.

The overall character of the existing site is one of open space, agriculture, low intensity uses, and views to the Santa Cruz mountains. These are important aspects of the site's existing environmental character that the Town considers valuable and worthy of preservation and enhancement. While it is recognized that any amount of new development will alter the existing character of the site, there are ways of enhancing the valuable, character-contributing aspects of the site in order to preserve as much of the site's character as possible.

- 3) Preserve existing mature trees when appropriate.
- 4) Preserve the agricultural heritage of the site by incorporating architectural elements with an agricultural theme.

- 1) Limit the height and bulk of new development in order to maintain a low intensity feel for the overall site and to preserve views from off site to the Santa Cruz mountains.
- 2) Provide view corridors from strategic points within the North Forty area (e.g., activity nodes, plazas, key open space areas, etc.) to the Santa Cruz mountains.

## CHAPTER 2 - MASTER PLAN

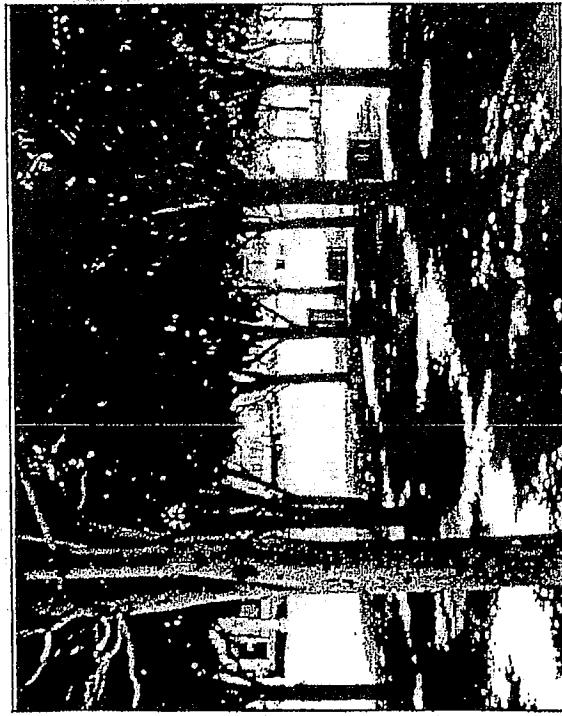
### NORTH 40TH SPECIFIC PLAN

- 5) Incorporate "orchard-style" landscape designs within parking areas, activity nodes, open spaces, and other areas of high visibility to enhance the agricultural character of the site. (See graphic on this page for example)
- 6) Use public art, educational displays, and similar features to enhance the agricultural heritage of the site and the history of the Town.

#### f. Views from the freeway

Freeway frontages are areas of high community visibility and should reflect appropriate design, location, and orientation of the buildings, parking areas, loading facilities, utility services, landscaping, and signs.

Buildings that are visible from the freeways should use care in achieving a visually pleasing and high quality design. A project should not turn its back to the freeway and provide an unarticulated, monotonous appearance. Buildings that are visible from the freeway (including on- and off-ramps) should provide architectural design and detail on all facades not just the facade of the main entrance. Attention to appropriate site planning, structure design, and landscaping will be required for all development.



Example of orchard-style planting

## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

#### E. Circulation Concept Plan

The key elements of the plan for circulation are illustrated in the Circulation Concept Plan (Exhibit 2-3). The proposed plan implements the goals and objectives of this Specific Plan. The key circulation plan elements include the following.

1. Site access.
  - a. Primary access.

Primary site access should be provided at three points along the perimeter of the project site as described below. See Exhibit 2-3 (Circulation Concept Plan)

- 3) Lark Avenue entrance; Restricted four-way, right turn in and out only to protect the Highland Oaks neighborhood from cut-through traffic. This site entrance should be located opposite Highland Oaks Drive a minimum of 300 feet from Los Gatos Boulevard and a minimum of 300 feet from the Highway 17 on-ramp.
    - b. Frontage road access.
- A limited number of access drives may be provided along Los Gatos Boulevard to serve buildings adjacent to the frontage road and interior parking lots as shown in Exhibits 2-3 and 2-7.
- 1) Extension of Samaritan Drive; 4-way signalized intersection.
  - 2) Los Gatos Boulevard main access drive; signalized T-intersection. This new intersection should be off set a minimum of 150 feet from any existing intersection and should enter at approximately the midpoint of the project site. See Exhibits 2-4, 2-5, and 2-8. A break in the Los Gatos Boulevard

## CHAPTER 2 - MASTER PLAN

### FOURTY SPECIFIC PLANS

The following criteria shall apply to the provision of frontage road access points.

- 1) Frontage road access drives shall be designed to provide access to the frontage road parallel to Los Gatos Boulevard and to serve parking areas that are interior to the site even though they may only serve a single use during the first phase of development.
- 2) Frontage road access drives shall be designated for right turn in and out only.
- 3) The number of frontage road access drives along Los Gatos Boulevard shall be limited to four - two on either side of the main access drive. Additional driveways may be allowed on an interim basis for properties fronting on Los Gatos Boulevard. Such drives shall be removed when sufficient development of the planned frontage road allows access to these properties from the frontage road.

One of the key components of the internal circulation system is the "frontage" road adjacent, and parallel to, Los Gatos Boulevard (Exhibits 2-6 and 2-7). The provision of this frontage road is required for all parcels fronting on the Boulevard. Provision of a single row of parking along the frontage road is optional. However, when parking is not provided, the same equivalent area that would have been used for parking shall be landscaped with shrubbery, trees, and ground cover, or the area may be used for outdoor dining in conjunction with an adjoining restaurant. Refer to Exhibit 2-9 and to Chapter 3, Section E. (Site Planning Guidelines.)

It is not envisioned that the frontage road will have access from the main site access road or from Samaritan Drive because of the volumes of traffic these roads must carry.

## CHAPTER 2 - PLANNED PLAZA

### CHAPTER 4040 SPECIFIC PLAN

3. Transportation linkage.
1. Open space.

As part of the development of the North Forty area, a transportation link to the Vasona light rail facility shall be provided once the Vasona light rail service is operational. In addition, a shuttle bus service connecting the downtown and the North Forty area shall be available at the time sufficient development of the North Forty area justifies such service. Bus stops shall be conveniently located throughout the North Forty area for the passengers of the shuttle bus service. These shall be located primarily along the main north/south secondary road at intervals of not less than 500 feet or more than 1,000 feet.

#### 1. Open space.

Open space will be provided primarily by building setback areas, buffer areas, and open areas provided in conjunction with gateways, nodes, and pedestrian amenities, such as plazas and courtyards. Open space areas shall be linked by appropriately scaled pedestrian corridors.

### F. Open Space and Landscape Concept Plan

The key elements of the plan for open space and landscaping are illustrated in Exhibit 2-1. The key elements include the following.

## CHAPTER 2 - MASTER PLAN

### NORTH FORTY SPECIFIC PLAN

#### 2. Landscaping.

Unique landscape treatments shall be provided at key focal points throughout the area. Primarily, these should occur at entries and nodes. The use of orchard-style tree plantings shall be incorporated to reinforce the site's agricultural heritage and to provide a unifying design element throughout the entire Specific Plan area. See Exhibit 3-5. (Orchard-Style Planting Design).

The use of landscaping as a unifying project-wide design feature is an important design concept for the North Forty area because it is likely that the area will be developed over a period of years by multiple participants. Landscape and streetscape design shall be used to unify an otherwise diverse development site.

#### □□□ G. Infrastructure Concept Plan

The major features of the existing infrastructure are described below and shown in Exhibits 2-10 through 2-12.

## CHAPTER 2 - MASTER PLAN

NORTH FORTY SPECIFIC PLAN

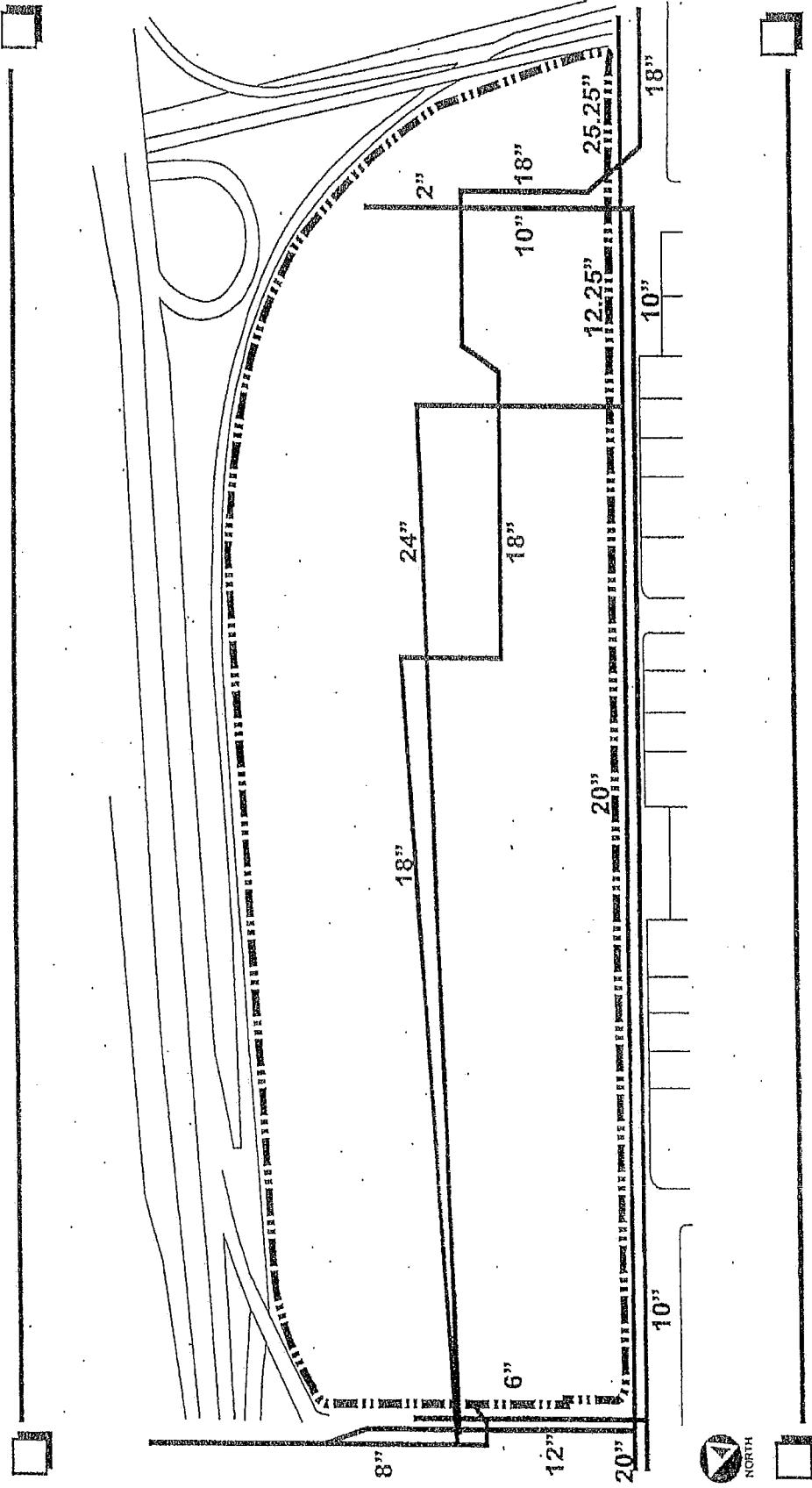


Exhibit 2-10  
Existing Water Lines

## CHAPTER 2 - MASTER PLAN

NORTH FORTY SPECIFIC PLAN

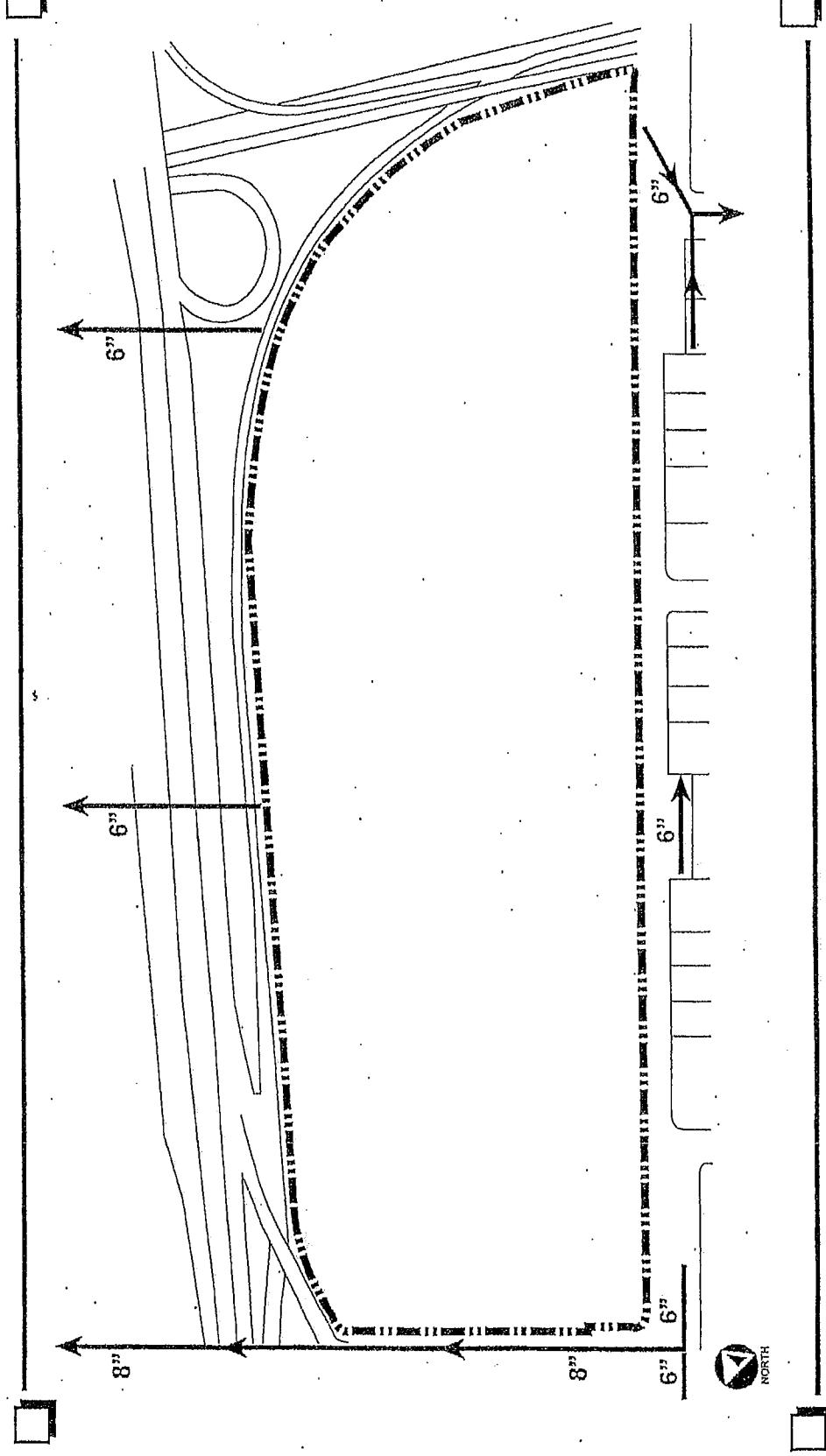


Exhibit 2-11  
Existing Sewer Mains

## CHAPTER 2 - MASTER PLAN

TOWN FORTY SPECIFIC PLAN

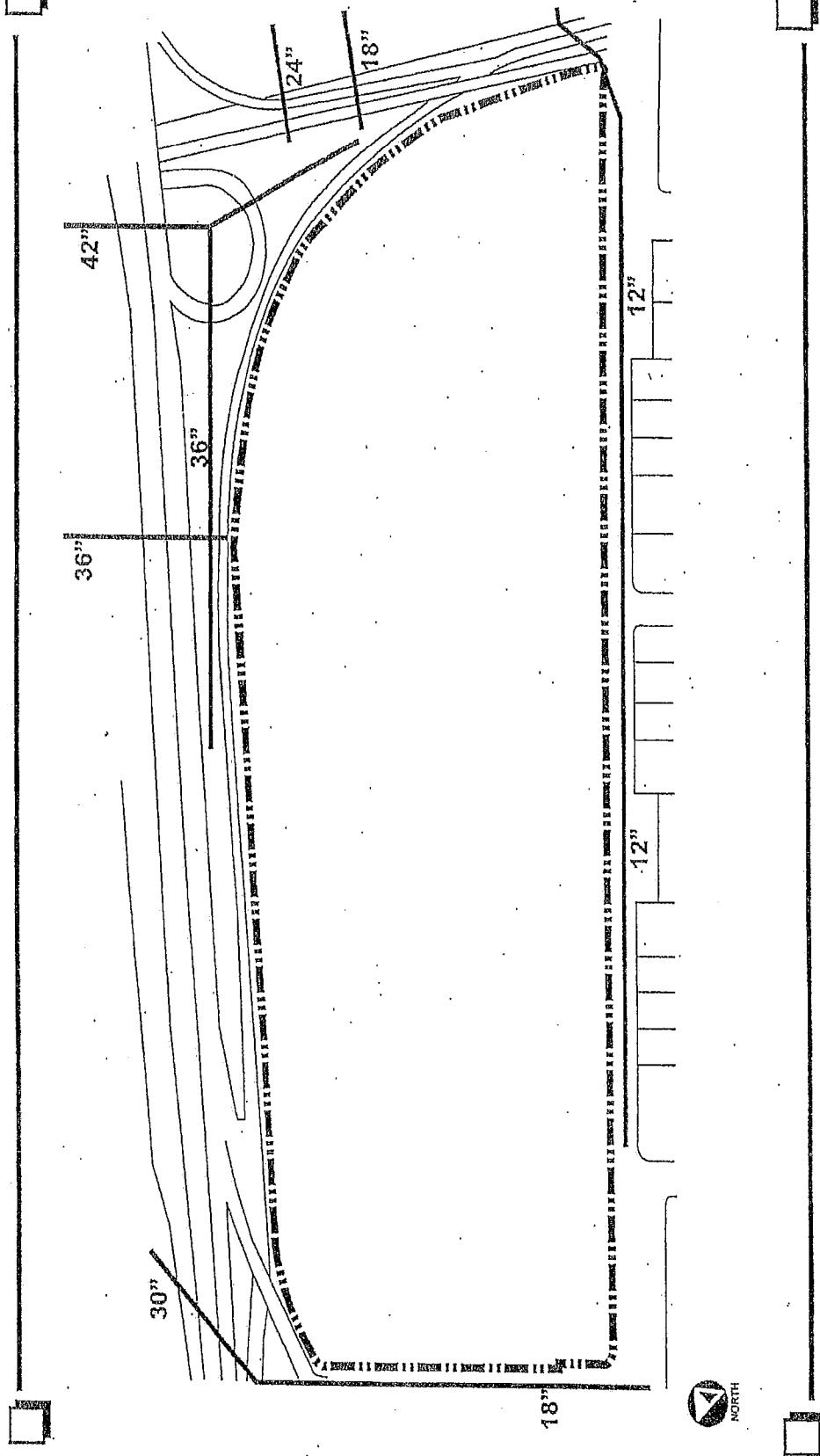


Exhibit 2-12  
Existing Storm Drainage

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH FORTY SPECIFIC PLAN

#### A. Purpose and Applicability

This chapter establishes the land use and development standards and guidelines that will guide future development of individual projects within the North Forty area. While the previous chapter provided criteria for the development of features affecting the entire site (e.g., urban design, circulation, infrastructure, etc.), this chapter provides standards and guidelines related to the development of individual parcels or projects. Together, these two chapters provide the necessary guidance that will shape development of the entire North Forty area.

The development standards and guidelines in this chapter apply to all projects within the North Forty area. In addition, the requirements of the Los Gatos Zoning Regulations also apply in situations where this Specific Plan does not provide development standards (e.g., number of parking spaces required or size of signs allowed) but the Zoning Regulations do. For example, in the case of parking, the Zoning Regulations would be used to determine the number of parking spaces required for a specific use.

The *Los Gatos Boulevard Design Standards* should also be consulted by applicants seeking project approval from the Town. The goals and policies contained in this document provide sound design principles that are applicable to the North Forty area.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH FORTY SPECIFIC PLAN

#### B. Use of the Standards and Guidelines

The design guidelines are intended to provide specific standards for the site planning, architectural treatment, and organization of buildings and open space in the North Forty area. The guidelines are intended to help architects, designers, and engineers in preparing plans to be considered by the Town during the development review process. As a requirement of project approval, applicants shall demonstrate how their proposal meets the policies/requirements of the North Forty Specific Plan.

The design guidelines may be interpreted with some flexibility in their application to specific projects as not all design criteria may be workable/appropriate for each project. In some circumstances, a guideline may be relaxed in order to accomplish other, more important guidelines. The overall objective is to ensure that the intent and spirit of the guidelines are followed. The ultimate goal of the Town's architecture and site review process is to attain the best possible project design within the context of the Town's development policies, regulations, and design guidelines.

#### C. Overall Design Principles

Since it is likely that the North Forty area will not develop in a single phase but rather in a series of developments, it will be important to ensure that as each project occurs that it creates an appropriate relationship to the existing development on adjacent sites or to the potential development of adjacent sites that may occur in the future.

In order to help ensure that each proposed development is integrated with other projects in the North Forty area, the design of each project is required to demonstrate compliance with the following:

1. Consideration of the Town's small-scale character and sensitivity to the contextual influences of the area, especially in terms of scale and architectural design;
2. Articulation of building forms and elevations to create interesting roof lines, building shapes, and patterns of shade and shadow. Demonstrate that the building's architectural design has taken into consideration its intended function, its location on the site, and its location relative to existing or proposed development on adjacent sites and to the overall streetscape.

# CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

## NORTH FORTY SPECIFIC PLAN

3. Creation of appropriate relationships between adjoining projects to ensure convenient access between adjoining sites, opportunities for shared access, open space, and parking;

4. Consideration of the relationships between adjacent developments to help integrate individual project sites and create an appearance of one comprehensively developed area instead of piecemeal development; and

5. Consideration of existing conditions on and off the site including:

- a) Land use and development of neighboring properties;
- b) Architectural character/style of neighboring structures;
- c) Opportunities to create pedestrian and vehicle connections to adjacent projects;
- d) Relationships to existing or proposed transit service;
- e) Existing natural features (i.e., mature trees);
- f) Opportunities to preserve or enhance views of the Santa Cruz mountains; and
- g) Privacy and sun exposure.

### D. Site Planning Guidelines

#### 1. Site development - building location (setbacks).

Development within the North Forty area shall be oriented to a primary circulation route (either vehicular or pedestrian) or to a parking lot having direct access to a primary circulation route. Exhibit 2-1 shows the approximate locations of proposed primary circulation routes and the areas of land (development sites) defined by the proposed circulation routes.

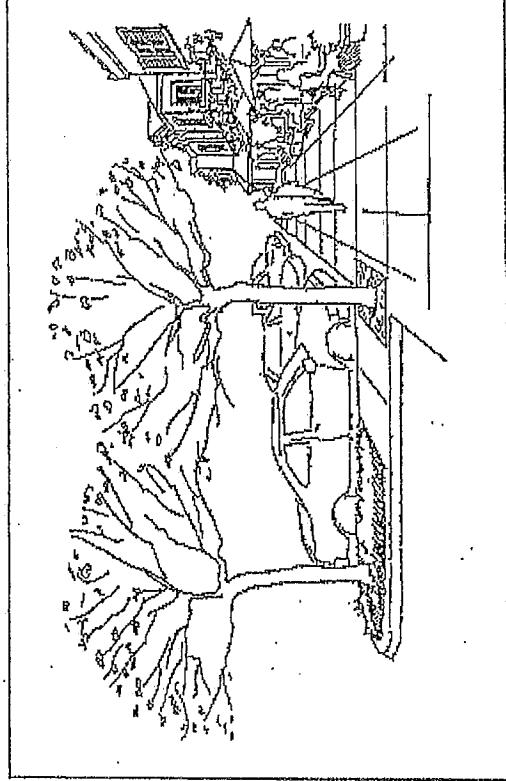
Different building setbacks have been established depending on the location of a particular development site relative to the North Forty area boundaries, the site's relationship to the proposed circulation system, or its location relative to proposed entry gateways or nodes. The term "development site" when used in this section also includes "parcel."

- a. Development sites adjacent to Los Gatos Boulevard frontage road (Area 1, Exhibit 3-3).

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH QORTY SPECIFIC PLAN

- 1) Front orientation. Building entrances (storefronts) shall be oriented to the frontage road and shall be located a maximum of five feet from the back of the sidewalk that adjoins the frontage road. Building setbacks provided shall be fully landscaped. Building setbacks greater than five feet may be allowed in order to accommodate outdoor dining areas in conjunction with an adjoining restaurant or other pedestrian oriented plazas/courtyards that are available to the general public. See Exhibit 3-4 (Frontage Road Building Setbacks).



View along frontage road.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### 40FT 40FT SPECIFIC PLAN

2) Side and rear orientation. The side and rear elevations of buildings shall not be set on the property line unless buildings on the adjoining parcel are being designed /developed at the same time and are also to be constructed on the property line in approximately the same location. The purpose is to avoid situations where buildings are constructed on property lines with no setback area, large expanses of blank walls, and no roof overhangs because of Building Code requirements.

In situations where buildings are separated, whether on the same parcel or on different parcels, the minimum separation shall be 15 feet unless a greater separation is required to preserve a particular view, provide solar access, or other reasons as determined by the review deciding body.

Buildings shall be designed to provide 360 degree architecture. Building facades shall incorporate substantial articulation, relief, and detailing to ensure compatibility with the adjacent structures and the overall streetscape.

#### b. Development sites adjacent to the main site access road (Area 2, Exhibit 3-3).

Buildings shall not front onto the main access road and no access shall be provided from this road to any individual parcel or development site.

Buildings and parking lots shall be set back a minimum of 20 feet from the back of the sidewalk adjacent to the main access road. The setback area shall be fully landscaped. See Exhibit 3-1 (Main Access Road Setback).

#### c. Development sites adjacent to secondary access roads (Area 3, Exhibit 3-3).

Buildings shall not front onto a secondary access road and no access shall be provided from these roads to a development site for a distance of 100 feet from Los Gatos Boulevard or Lark Avenue.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH FORTY SPECIFIC PLAN

Within the first 100 feet from Los Gatos Boulevard or Lark Avenue, buildings and parking lots shall be set back a minimum of 20 feet from the back of the sidewalk adjacent to a secondary access road. The setback area shall be fully landscaped. See Exhibit 3-2 (Secondary Access Road Setback).

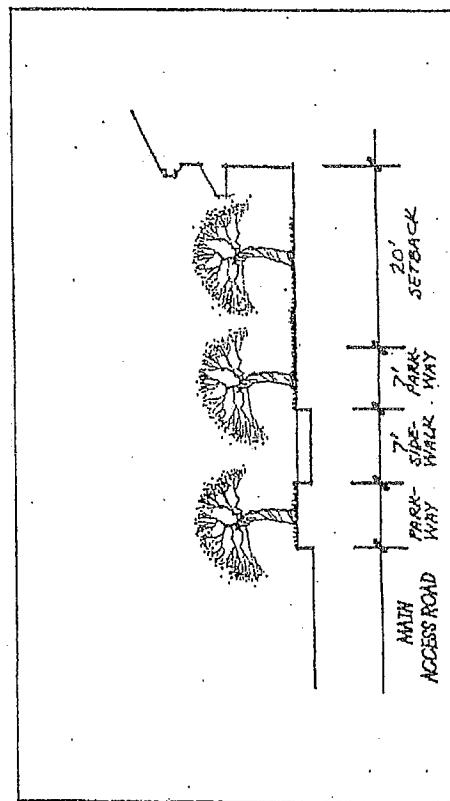


Exhibit 3-1  
Main Access Road Setback

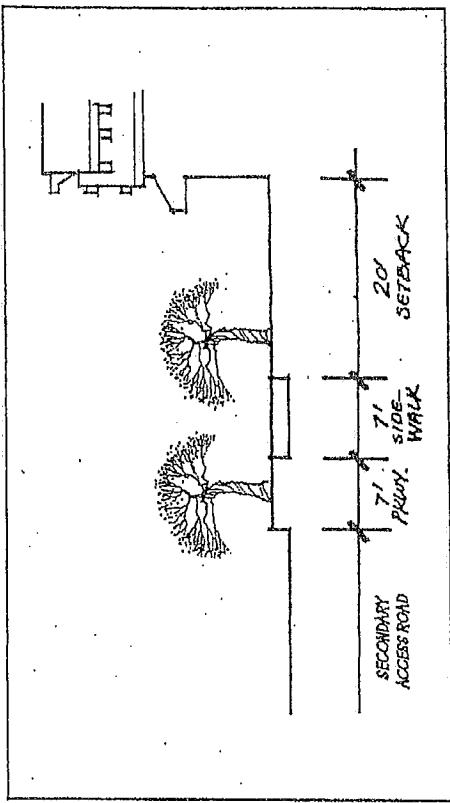


Exhibit 3-2  
Secondary Access Road Setback

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

FOURTY FORTY SPECIFIC PLAN

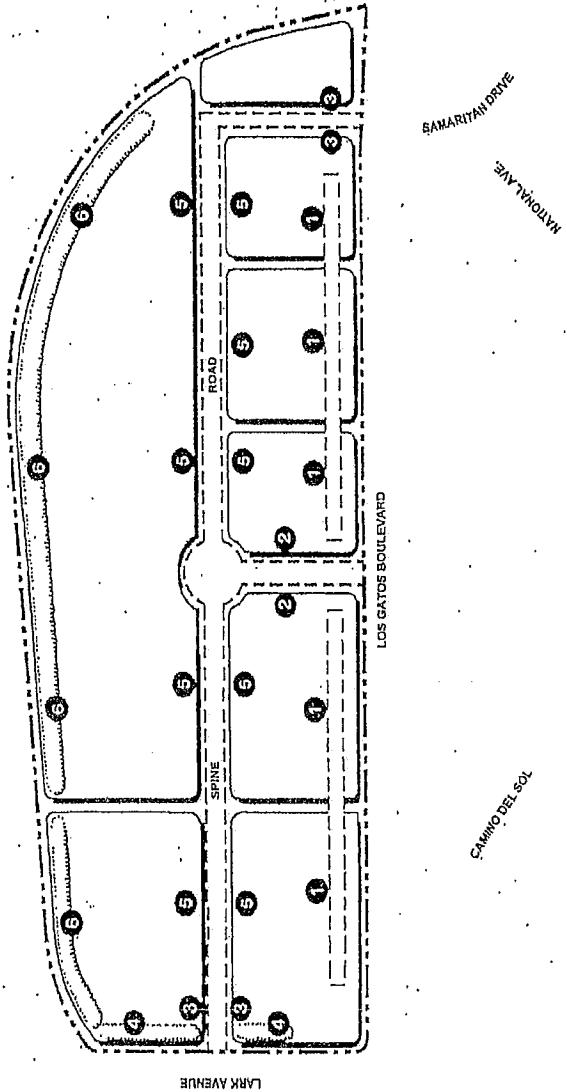


Exhibit 3-3  
Building Setbacks

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

NORTH FORTY SPECIFIC PLAN

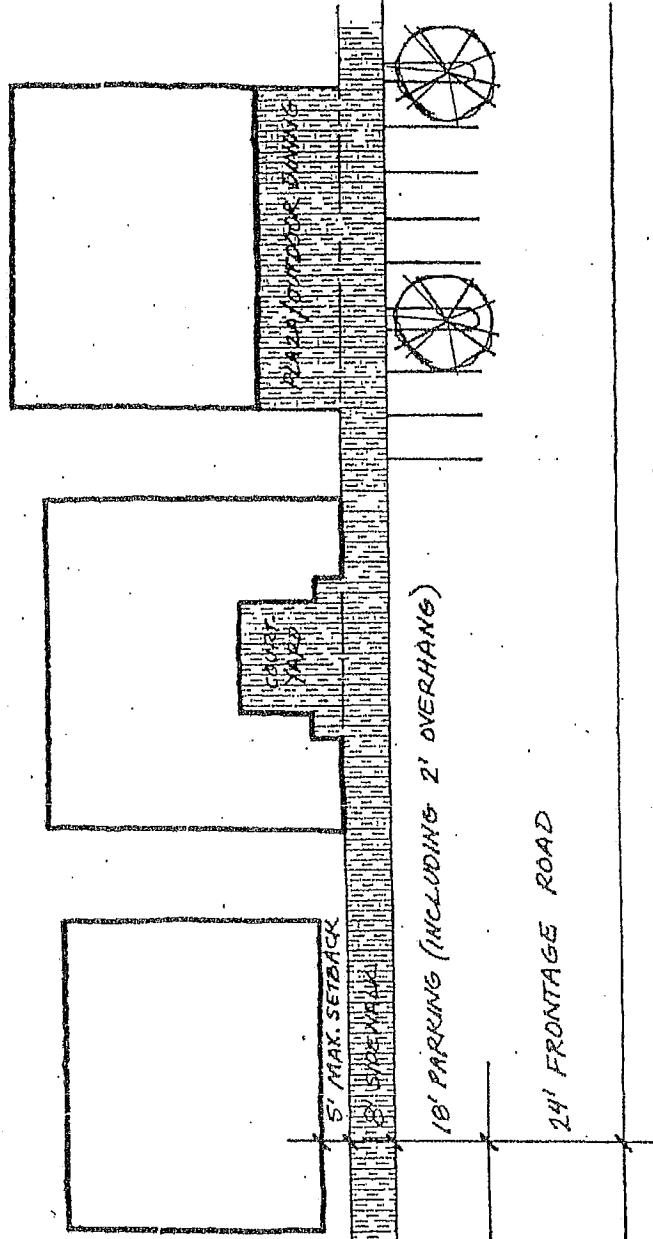


Exhibit 3-4  
Frontage Road Building Setbacks

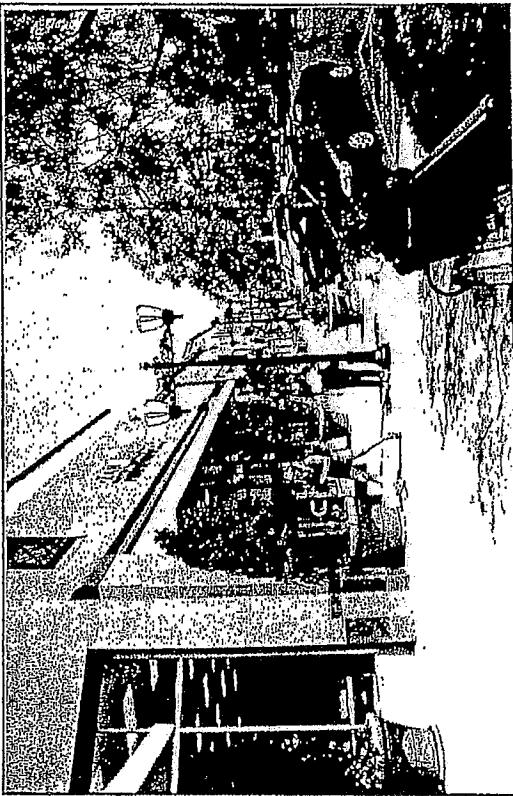
## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH FORTY SPECIFIC PLAN

- d. Development sites adjacent to Lark Avenue (Area 4, Exhibit 3-3). Buildings and parking lots shall be set back a minimum of 50 feet from the back of the sidewalk adjacent to Lark Avenue. The setback area shall be fully landscaped. No access shall be provided from Lark Avenue to any individual parcel or development site.

- e. Development sites adjacent to main spine road.  
(Area 5, Exhibit 3-3)

Along the main spine road, no specific building setback has been established except for the area within 100 feet of Lark Avenue. (Refer to Subsection C. above and Area 3 on Exhibit 3-3). Building setbacks along the main spine road may vary depending on the function of the use (e.g., office, lodging, retail, etc.) and the orientation to the streetscape. However, it is envisioned that this main street serving the North Forty area will create a strong pedestrian orientation with most buildings fronting onto it and taking pedestrian access from it.



Pedestrian-oriented street

- f. Development sites adjacent to designated nodes. Increased building setback areas and/or unique design elements shall be provided at the three areas designated for treatment as nodes. See Exhibit 2-21 (Urban Design Concept Plan). This will create increased areas in which to provide the appropriate amenities to distinguish these locations as important areas of activity and identity.

## CHAPTER 3 - DEVELOPMENT STANDARDS

### DESIGN GUIDELINES

#### SECTION 3-1 TOWN OF QUITO SPECIFIC PLAN

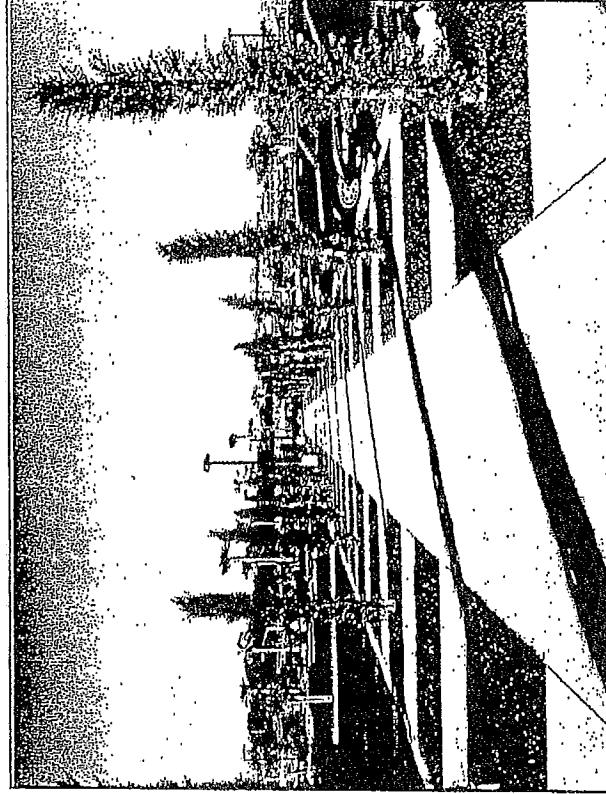


Water feature helps establish activity mode



Pedestrian access to parking

2. Site development - pedestrian orientation.
  - a. Development proposals shall strike a balance between the need to accommodate automobiles and the needs of pedestrians.



g. Development sites adjacent to freeway (Area 6, Exhibit 3-3). Buildings shall be setback from the edge of the freeway right-of-way a minimum of 100 feet. The setback area shall include a minimum 50-foot wide densely landscaped buffer area and may include a perimeter circulation route for delivery vehicles and areas for parking.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

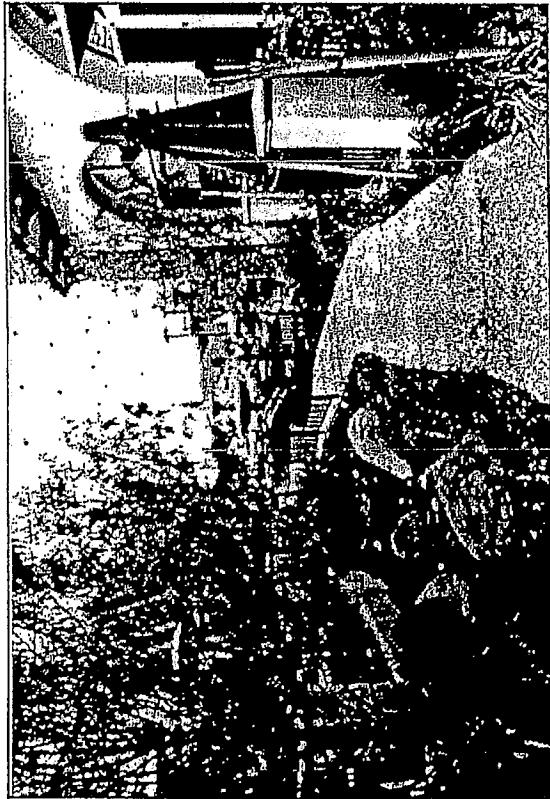
### North Forty Specific Plan

- b. Each development project shall be oriented to accommodate pedestrian movement between adjacent sites. Pedestrian linkages between neighboring uses is a very important design principle throughout the North Forty area and each project is required to demonstrate a strong pedestrian orientation through the incorporation of walkways, courtyards, plazas, outdoor dining areas, water features, seating areas, and similar amenities.

- c. Buildings shall front onto pedestrian areas rather than onto parking lots.
- d. When multiple buildings are proposed for a site, they shall be grouped in a manner that creates opportunities for courtyards and plazas with seating, shade trees, water features, and similar amenities. Pedestrian spaces shall be oriented to take advantage of sun or shade as appropriate and to optimize views to the surrounding hillsides.
- e. Whenever possible, projects shall create strong connections to the off-site, public pedestrian circulation system. This is particularly important for development sites adjacent to Los Gatos Boulevard and the frontage road.

#### 3. Landscaping.

- a. Landscaped areas shall be planned as an integral part of the overall project and not simply located in left-over areas on the site.



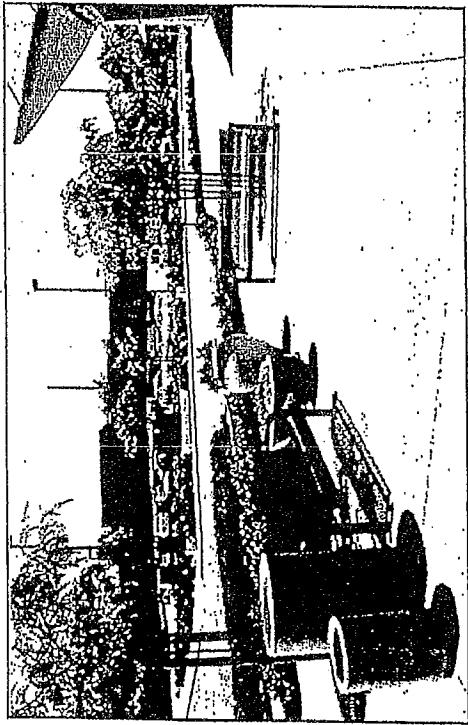
Pedestrian access to parking

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH FORTY SPECIFIC PLAN

- b. Landscaping shall be used to help define outdoor spaces, soften a building's appearance, and to screen parking, loading, storage, and equipment areas.
- c. The use of on-site pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting, and trash receptacles) is required. These elements shall be provided in conjunction with pedestrian open spaces and shall be well integrated into the development's site plan as primary features, not afterthoughts that are tacked on to artificially dress up a proposal.

- d. Landscaped areas adjacent to driveways and parking areas shall be protected from vehicle damage by concrete curbs or other types of barriers as approved by the deciding body.
- e. Landscaped areas shall have a minimum inside width of five feet. The deciding body may approve lesser widths where justified (e.g., planter pockets adjacent to walls for vines, planters near storefronts, etc.).
- f. A permanent water-efficient irrigation system (e.g., drip systems, bubblers, or soakers) shall be provided for all landscaped areas.



Examples of street furniture

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH FORTY SPECIFIC PLAN

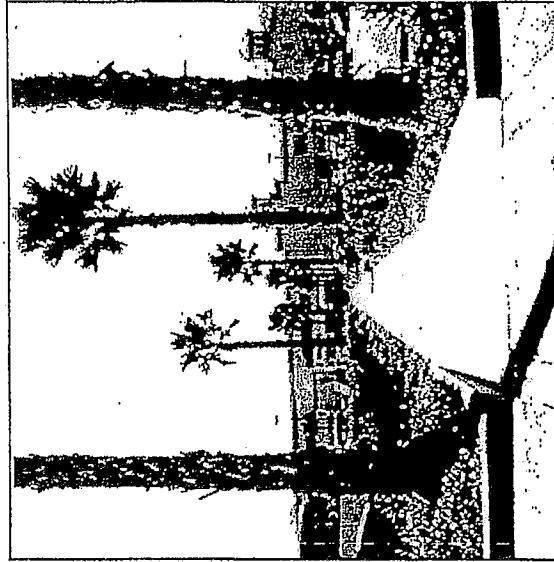
#### 4. Parking.

a. Projects shall be planned so that parking lots are not the dominant feature of the development when viewed from Los Gatos Boulevard, Lark Avenue, or the freeway. Placing the parking area along the front of the site creates a negative visual impact which detracts from the streetscape and architectural image of the site's buildings. Parking areas placed along the side or the rear of a site allows the architectural significance of the structures and landscaped open spaces to take precedence.

b. Parking lots shall be landscaped and screened in compliance with the Town of Los Gatos Zoning Regulations. Trees shall be provided throughout parking areas at a rate of one tree for every five parking spaces. Trees shall be aligned to achieve an "orchard-style" planting design. See Exhibit 3-5 below.

#### Pedestrian access through parking lot

- c. Parking areas shall incorporate defined pedestrian paths and safe crossing points through the use of distinctive pavers, asphalt treatment, or landscape.
- d. Parking lot surfaces shall be enhanced with modular concrete pavers and the use of brick or concrete bands to divide parking lot paving into small, interrelated segments.



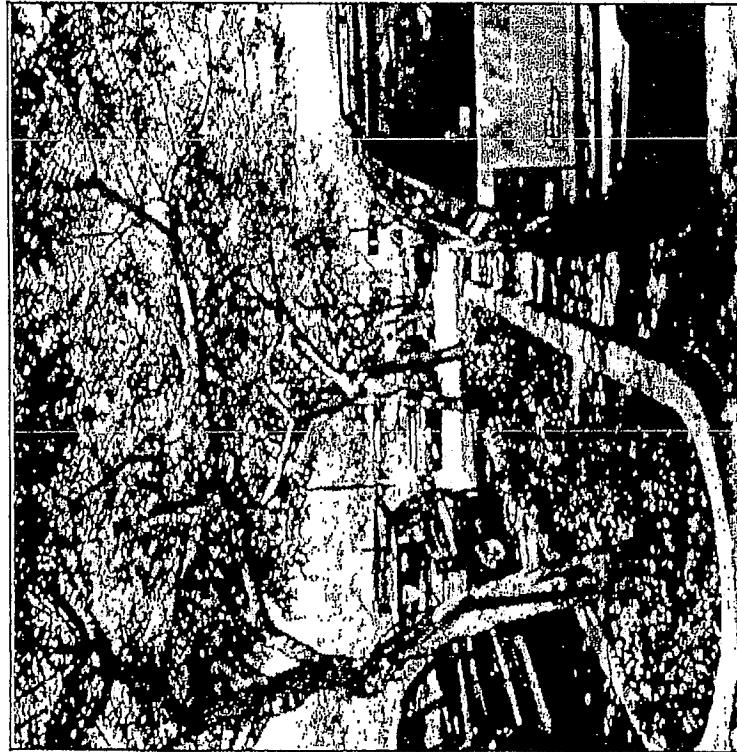
## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### North Forty Specific Plan

- e. Parking lots shall be designed using a hierarchy of circulation elements, including major access drives with no parking, major circulation drives with little or no parking, and parking aisles for direct access to parking spaces.
- f. Landscaping shall be used to accent the importance of the driveways from the street, frame major circulation aisles, and highlight pedestrian pathways.
- g. Parking areas shall be separated from structures by either a raised walkway or a landscape strip at least five feet wide. The placement of parking aisles or spaces directly abutting a structure is prohibited. The deciding body may approve exceptions for areas behind buildings that are not within view of the general public.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

NORTH forty specific plan



Good parking lot landscaping



Access to parking at rear of building

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

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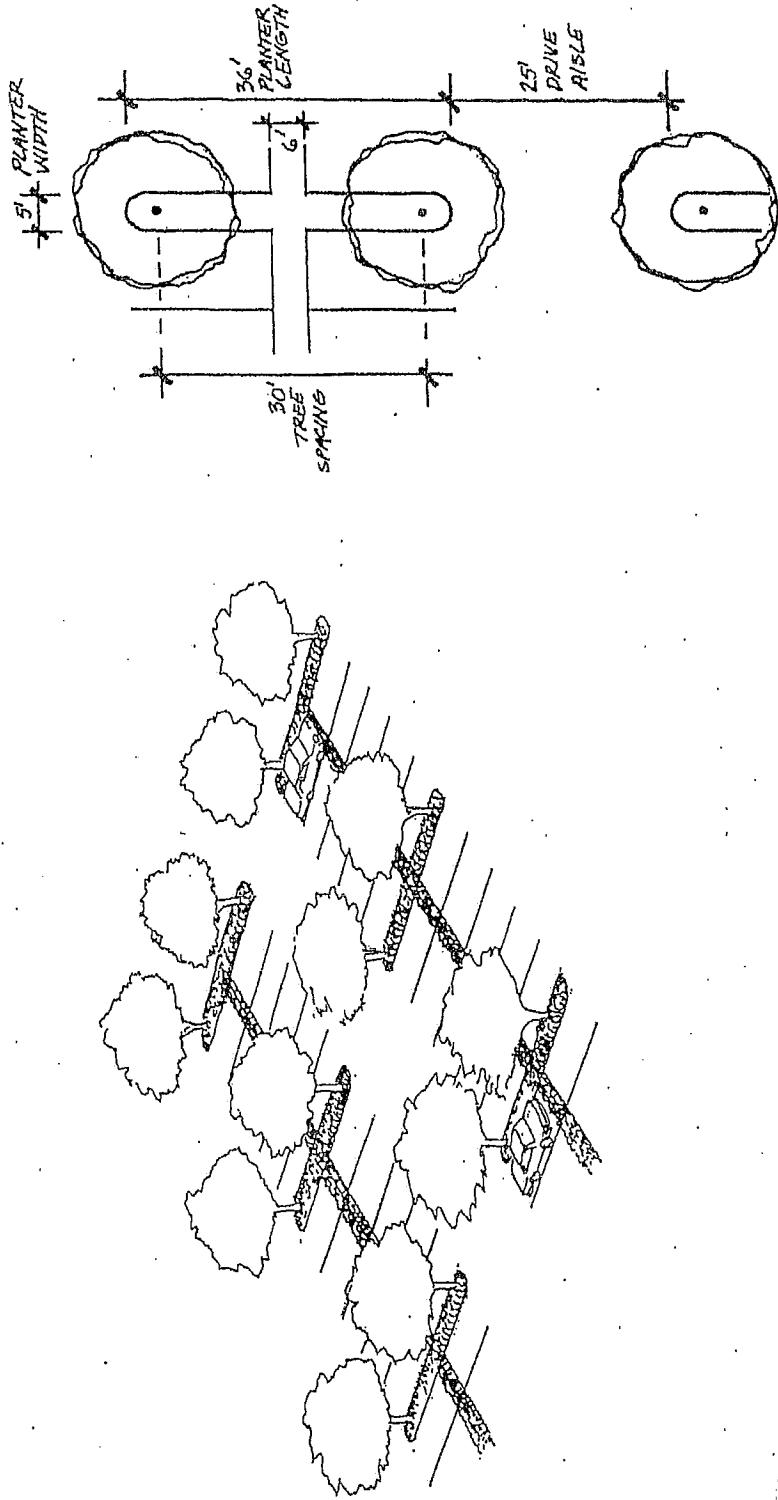


Exhibit 3-5  
Orchard-Style Planting Design

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### FOURTY SPECIFIC PLANS

h. Intersections within parking areas shall be kept to the minimum required for safe, efficient circulation. Dead-end aisles are not allowed except to provide for the future connection to an adjacent parking lot.

i. Large parking lots shall be broken up into segments or modules by means of intervening landscaping, access driveways, or structures in order to avoid large unbroken expanses of paved area.

j. Parking lots shall be designed so that pedestrians walk parallel to moving vehicles. This will minimize the need for pedestrians to cross parking aisles and landscape areas.

k. Loading and service facilities shall not be located at the front or sides of buildings or where they would be visible from public view. These facilities are more appropriate at the rear of the building where they shall be appropriately screened from public view.

l. Parking structures may be allowed; however, such structures shall be appropriately designed in compliance with the following guidelines:

- 1) Façade designs shall relate to the design of the buildings that they serve. Building materials, openings, and lighting shall provide an integrated design approach for each building complex.
- 2) Parking structures shall be designed as buildings which provide 360 degree architecture that is compatible with the streetscape and adjacent buildings.
- 3) The first floor of a parking structure shall incorporate retail or other compatible uses whenever appropriate. The primary goal is to establish a pedestrian scale and orientation at the street level.
- 4) Access ramps shall be located within the structure.
- 5) Pedestrian and vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict. The use of enhanced paving and landscaping to distinguish entrances is required.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### North Forty Specific Plan

5. Solar access
  - a. Buildings and open spaces shall be oriented to maximize solar access opportunities.
  - b. Solar collectors shall be placed in the least conspicuous location and shall be screened from public view with material that is compatible with the building's architecture.
6. Lighting.
  - a. Exterior lighting shall be designed to be compatible with the architectural theme of the individual project and with the overall design of the North Forty area.
  - b. An appropriate hierarchy of lighting fixtures and intensities shall be considered when designing the lighting for the various elements of an individual project (i.e., building and site entrances, walkways, parking areas, or other areas of the site). Fixtures shall be in scale with desired pedestrian orientation for the North Forty area.
7. Screening.
  - c. To achieve the desired lighting level, the use of the appropriate shorter, or low-intensity fixtures is required over the use of a few taller, out of scale, fixtures that illuminate large areas.
  - a. Screening is a technique used to buffer and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind, or visual impacts and to provide privacy. The need for screening shall be considered early in the design process so that screening elements (i.e., walls, fences, berms, landscaping, etc.) can be effectively integrated into the overall project design and not added later as an afterthought.
  - b. The method of screening shall be compatible with the adjacent building(s) in terms of overall design, materials, and color.
  - c. Where screening is required at the ground level, a combination of elements shall be considered including solid masonry walls, berms, and landscaping.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

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### North Forty Specific Plan

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8. Refuse, storage, and equipment areas.
  - a. Refuse and recycling containers, service areas, loading docks, etc., shall be located in areas out of view from the general public so that their use does not interfere with on-site parking or circulation areas, and adjacent uses.
  - b. Trash storage areas and enclosures that are visible from the upper stories of adjacent buildings shall have an opaque or semi-opaque, horizontal cover/screen to mitigate unsightly views. The covering structure shall be compatible with the development's architectural style.
  - c. All mechanical equipment (e.g., air conditioners, pumps, heating and ventilating equipment, generators, communications equipment) and any other type of mechanical equipment for the building shall be screened from view in compliance with Subsection 7 above.

- d. Utility equipment (e.g., electric and gas meters, backflow preventers, electrical panels, and junction boxes) shall be located in a utility room within the structure or enclosed utility cabinets at the rear of the structure.
- e. Fire valves and other on-site utility equipment shall be screened to the greatest degree possible. The applicant shall consider the location of these devices early in the design process.
- f. Transformers shall be placed in underground vaults.

### □□□ F. Building Design

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Mass and scale are critically important design considerations in the Town of Los Gatos because of the Town's noted "small-town character." The preservation and enhancement of this character shall be a primary consideration of any development proposal within the North Forty area.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH FORTY SPECIFIC PLAN

#### 1. Building height.

Building height is the most obvious indicator of scale. A building's height shall be considered in its relationship to surrounding development, especially to pedestrian areas.

The maximum height of any structure shall be 35 feet. The deciding body may allow exceptions through the Planned Development zoning process of up to 45 feet for the types of structures listed below. In granting a height exception, the deciding body shall base its decision on one or more of the findings listed in paragraph b, below.

#### a. Structure types:

- 1) Lodging facilities;
- 2) Office buildings;
- 3) Special architectural elements (e.g., clock tower, dome, spire, etc.); and
- 4) Other acceptable types as determined by the deciding body.

#### b. Findings.

In approving an exception to allow additional height, the deciding body shall find that the additional height would not adversely effect the desired small-town character of the North Forty area by virtue of its mass and scale, would not cause adverse visual impacts to the surrounding area, and would not significantly block views to the Santa Cruz mountains. In addition, the deciding body shall make one of the following findings:

- 1) The additional height is necessary for a particular use (e.g., hotel or office) and the type of building normally occupied by that use in order to make the use functionally and economically viable; or
- 2) The additional height is necessary in order to achieve a particular design goal, such as a particular architectural style (e.g. dome or bell tower element) or the creation of a special architectural design element (e.g., clock tower or special gateway feature).

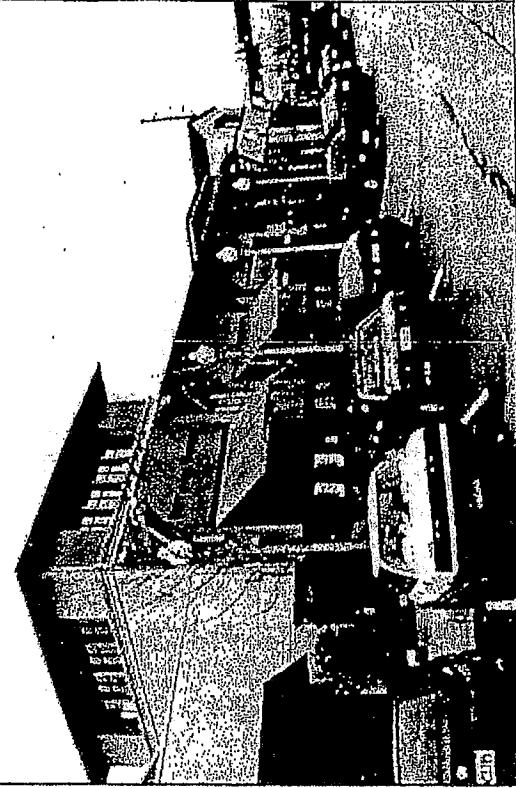
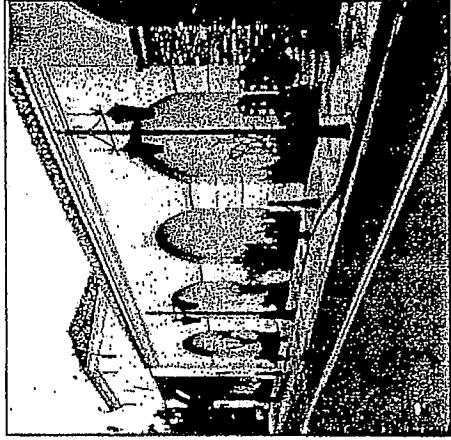
# CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

North Forty Specific Plan

## 2. Building scale.

- a. Large monolithic buildings are not allowed. Separations between structures and recessed facade areas shall be used to break large building masses visually into smaller units. Large buildings shall be designed to appear as a collection of smaller buildings connected by arcades, paths, gardens, courtyards, and plazas. Particular attention shall be paid to preserving and enhancing views to the Santa Cruz mountains.
- b. The average size of retail uses and structures should not exceed 30,000 square feet across the entire North Forty area. The maximum size of any single use should not exceed 70,000 square feet.
- c. Large undifferentiated wall planes are not allowed. Buildings shall be designed to avoid a "box-like" appearance. Significant horizontal and vertical wall articulation is required in order to reduce the apparent mass of a building. This shall be expressed through the use of wall offsets, recessed windows and entries, awnings, full roofs with overhangs, second floor setbacks, covered arcades, and similar elements.

Architectural detailing on blank wall provides interest



Variety of roof heights adds interest

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

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### North Forty Specific Plan

- d. Architectural features such as roof forms, pilasters, columns, balconies, window details, and building facade articulation shall be effectively used to maintain a "small-town character" for all development. Architectural design elements shall be incorporated on all building facades, not just the main entry facade.

#### 3. Design theme and consistency.

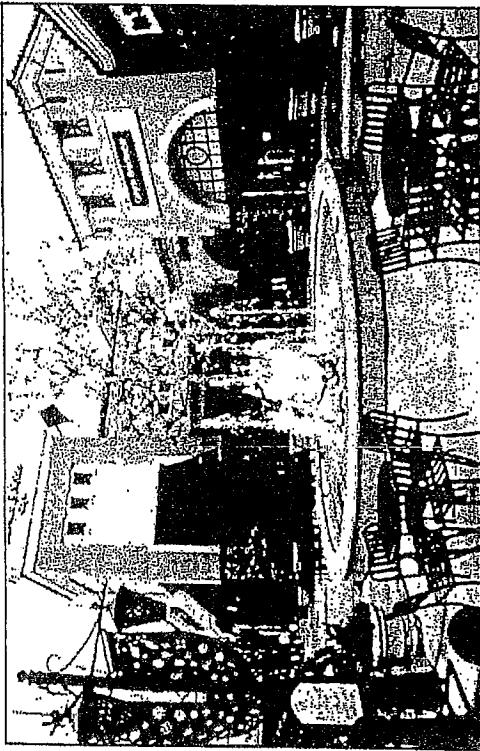
ability to achieve an appropriate proportion to the pedestrian scale desired for the North Forty area.

- a. No predetermined architectural style or design theme is mandated for the North Forty area. Los Gatos cannot be defined by a single architectural style. A wide range of architectural characteristics adds to the Town's overall image.

While variety in design is generally encouraged, compatibility of new projects with their surroundings should be a priority. The goal is to preserve not only the historic flavor of Los Gatos, but equally important, its scale and ambience.

Varied setbacks and roof heights adds interest

- e. The use of high ceilings and false parapets to make buildings look over scaled shall be avoided unless deemed essential to the building's architectural design. These elements and others detract from a building's



Simple building forms derived from and complimentary to classic residential building elements and the architectural character of Los Gatos' residential areas shall be encouraged. Attention to detail is very important.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### FOURTH FORTY SPECIFIC PLAN

The building design that draws from Los Gatos' residential history establishes a sense of timelessness and relates buildings to one another in mass and scale. "Canned" or trademark building designs and post modern design themes are out of context with this approach and are not acceptable.

b. Building designs shall demonstrate a compatible use of colors, materials, and detailing throughout all elevations of the building. Elevations that do not directly face a street shall not be ignored or receive only minimal architectural treatment. Full, "360-degree" architectural treatment is required on all building facades open to public view.

c. Architectural gimmicks shall be avoided. The designer shall avoid the use of visual contrast from neighboring structures as an advertising tool or attention-getter.

d. Structures shall be designed to reinforce the historic character and small-town image of Los Gatos. The standard trademark architectural themes of some franchise uses are incompatible with this principle and are not appropriate if they are inconsistent with the design criteria provided in this Chapter.

#### 4. Architectural elements.

- a. Architectural detailing and design elements shall be provided on all building facades, not just the main entry facade. The use of "360 degree design" is an important concept because a well designed building will contribute to, and help maintain, the architectural character and small-town image of Los Gatos.
- b. The main entry to a building shall be architecturally defined so as to create a focal point for the structure and add vitality to the streetscape.
- c. Architectural elements, such as towers or domes, shall be of reasonable height, be in proportion with the rest of the building, and not interfere with views to the Santa Cruz mountains.
- d. Fenestration shall be consistent with the architectural style of the building. Mirrored or opaque glass is not allowed.
- e. Individual storefronts within larger buildings shall appear as "buildings within a building". Each building

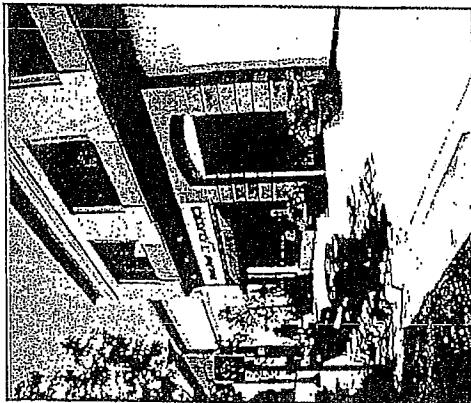
## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH FORTY SPECIFIC PLAN

bay shall be articulated with its own entrance, window grouping, colors and materials, and roofline. Repeating roof forms may be used to indicate the presence of individual tenants.

#### 5. Rooflines.

- a. The design of a structure's roof contributes strongly to its image as a quality, permanent structure. Structures with full pitched roofs project a more small-town image and reinforce the pedestrian orientation that is so prominent in Los Gatos. Structures with flat roofs and parapets tend to appear unfinished and less permanent in their structure. Therefore, the use of full-pitched roofs, or the appearance of full roofs is strongly encouraged.



Individual storefront within larger building

- f. Lighting of architectural features is encouraged. Lighting fixtures shall be appropriately shielded to prevent light spill and glare.

- b. Flat roofs may be considered for larger commercial structures when it is determined that a project's overall design is amenable to flat roofs and is otherwise consistent with the objectives of these guidelines.
- c. When flat roofs are used, there shall be a screening parapet topped with a decorative coping, cornice, or, if determined appropriate to the project's style, a modified mansard. Mansards shall maintain roof pitches that are both high and deep enough to create the illusion of being a true roof. Small, steeply-pitched mansard roofs that appear "stuck-on" are prohibited.

# CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

## FOURTY SPECIFIC POINTS

### 6. Equipment screening.

All roof equipment shall be completely screened from a horizontal line of sight. Screening shall be an integral part of the roof design and not appear as a "tacked-on" afterthought. For flat roofs, a screen enclosure behind the parapet wall may be used if it is made to appear as an integral part of the structure's design. Ground and interior-mounted mechanical equipment (with appropriate wall or landscape screening) is encouraged as an alternative to roof-mounting.

### 8. Building materials and colors.

- a. False or decorative facade treatments, wherein one or more unrelated materials appear "stuck-on" a building, shall be avoided. Materials shall be used honestly. Fake products that attempt to imitate real materials (i.e., wood, stone, brick, etc.) are not allowed.
- b. The composition of materials shall avoid giving the impression of thinness and artificiality. Veneers shall turn corners, avoiding exposed edges.
- c. Exterior colors and materials shall reflect the natural setting of Los Gatos. The use of wood, brick, stonework, and other natural materials is strongly encouraged.
- d. Exterior colors shall be subdued and used to complement the architecture and natural setting. A color shall be used with an awareness of the size of the surface to which it is applied.

### 7. Parapets.

Parapet walls should be treated as an integral part of the structure design. They shall receive architectural detailing consistent with the rest of the facade design and shall not appear as unrelated elements intended only to screen the roof behind. Views from above the structure shall also be considered relative to any visible structural support elements.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### PORTFOLIO SPECIFIC POLICY

- e. Accent colors shall be used carefully and be complementary to the base color or a variation of its hue, either weaker or stronger.
- f. The transition between base and accent colors shall relate to changes in building materials or the change of building surface planes. Colors should generally not meet or change without some physical change or definition to the surface plane.

#### 1. Design compatibility.

- a. The scale of signs shall be appropriate for the building on which they are placed and proportionate to the area in which they are located.
- b. Signs shall not obscure a building's architectural features. Their design shall be integrated with the design of the building. A well-designed building facade or storefront is created by the careful coordination of sign and architectural design and over-all color scheme. Signs on multiple tenant buildings shall be designed to complement and enhance the other signs on the building.
- c. Wall signs shall be placed to establish facade rhythm, scale, and proportion. On buildings that have an otherwise plain facade, signs can help establish an appropriate design rhythm, scale, and proportion.

### □□□ G. Sign Design

The following sign design criteria shall be considered prior to developing signs for any project. The design criteria complement other requirements for signs found in Article I, Division 3 (Signs) of the Town of Los Gatos Zoning Regulations. Sign Permits shall be required for all signs in compliance with Article I, Division 3 (Signs) of the Town of Los Gatos Zoning Regulations. The approval of a Sign Program shall also be required for multi-tenant buildings.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### FOURTY SPECIFIC POINTS

- d. Pedestrian-oriented signs are strongly encouraged. Pedestrian-oriented signs are signs that are designed for and directed toward pedestrians so that they can easily and comfortably read the sign as they stand adjacent to the business



- unattractive and a poor communicator because of poor color selection. Too many colors used thoughtlessly can confuse and negate the message of a sign.
- b. Contrast is an important influence on the legibility of signs. A substantial contrast should be provided between the color and material of the background and the letters or symbols to make the sign easier to read in both day and night. Light letters on a dark background or dark letters on a light background are most legible.
- c. Colors or color combinations that interfere with legibility of the sign copy or that interfere with viewer identification of other signs shall be avoided. Small accents of several colors may make a sign unique and attractive, but the competition of large areas of many different colors often decreases readability.
- d. Sign colors shall complement the colors used on the structures and the project as a whole.

#### 2. Color.

- a. Color is one of the most important aspects of visual communication – it can be used to catch the eye or to communicate ideas or feelings. Colors shall be selected to contribute to legibility and design integrity. Even the most carefully thought out sign may be

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH FORTY SPECIFIC PLAN

#### 3. Sign legibility.

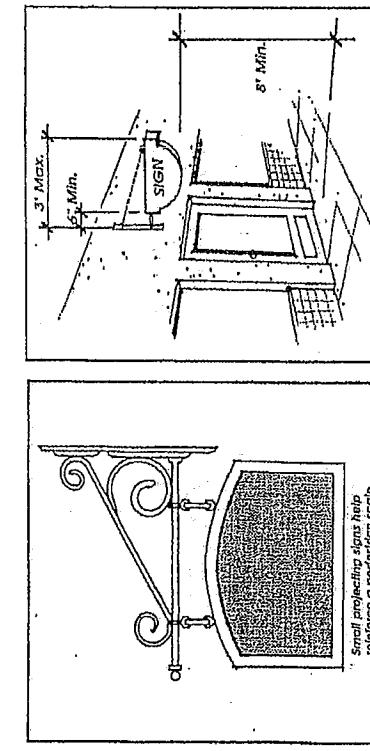
An effective sign does more than attract attention, it communicates a message. Usually, this is a question of the readability of words and phrases. The most significant influence on legibility is lettering. The following criteria shall be considered in the design of signs.

- a. The number of lettering styles shall be limited in order to increase legibility. A general rule to follow is to limit the number of different letter types to no more than two for small signs and three for larger signs. Intricate typefaces and symbols that are difficult to read reduce the sign's ability to communicate.
  - b. A brief message shall be used. The fewer the words, the more effective the sign. A sign with a brief, succinct message is easier to read and looks more attractive. Evaluate each word. If the word does not contribute directly to the basic message of the sign, it detracts from it and probably should be deleted.
  - c. Letters and words should not be spaced too close together. Crowding of letters, words or lines will make any sign more difficult to read. Conversely, over-spacing these elements causes the viewer to read each item individually, again obscuring the message. As a general rule, letters should not occupy more than 75% of sign panel area.
  - d. The use of symbols and logos used in place of words is strongly encouraged. Pictographic images will usually register more quickly in the viewer's mind than a written message.
4. Sign size.
- a. The North Forty area is envisioned to be an area of high pedestrian activity. Signs shall be oriented toward pedestrians and shall be of a pedestrian scale.
  - b. The number and size of signs allowed for the North Forty area shall be the same as for the CH zoning district, except that each use shall be required to provide a minimum of one wall-mounted pedestrian-oriented sign near the main entrance of the businesses.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### PORT OF ORY SPECIFIC PLAN

The maximum area of a pedestrian-oriented sign shall be four square feet for each sign face. The sign may either be mounted flush with the wall or may be suspended from decorative brackets and project from the wall.



Minimum Character Size (in.)	Pedestrian-oriented signs: Lettering size	Intended Reading Distance (ft.)
1.0		10
1.5		20
2.0		30
2.5		40
3.0		50

#### 5. Sign illumination.

The way in which a sign is to be illuminated must be considered carefully. Like color, illumination has considerable value for visual communication. Imaginative and innovative lighting techniques for signs are encouraged.

- a. Use illumination only if necessary. Consider if the sign needs to be lighted at all. Lights in the window display may be sufficient to identify the business. This is particularly true if good window graphics are used. Often, nearby street lights provide ample illumination of a sign after dark.

A pedestrian-oriented sign is usually read from a distance of fifteen to twenty feet; a vehicle-oriented sign is viewed from a much greater distance. The closer a sign's viewing distance, the smaller the sign should be.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

### NORTH FORTY SPECIFIC PLAN

- b. If the sign can be illuminated by a direct source of light (e.g., spotlight), this is usually the best arrangement because the sign will appear to be better integrated with the building's architecture. Light fixtures supported in front of the structure cast light on the sign and generally a portion of the face of the structure as well. Direct lighting emphasizes the continuity of the structure's surface, and signs become an integral part of the facade. Direct lighting is also appropriate because it produces a more intimate ambiance on the street. The lighting of signs shall be considered as an element in a building's overall lighting design.
- c. Whenever direct lighting fixtures are used (fluorescent or incandescent), care shall be taken to properly shield the light source to prevent glare from spilling over into residential areas and any public right-of-way. Signs shall be lighted only to the minimum level required for nighttime readability.
- d. The use of back-lit, solid letter signs is encouraged. Signs consisting of opaque individually cut letters mounted directly on a structure can often use a distinctive element of the structure's facade as a backdrop, thereby providing a better integration of the sign with the structure.

## CHAPTER 3 - DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

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CHARTER FOR CITY SPECIFIC PLAN

## CHAPTER 4 - ADMINISTRATION AND IMPLEMENTATION

### NORTH FORTY SPECIFIC PLAN

#### A. General Provisions

##### 1. Relationship to Zoning Regulations.

The land use and development regulations contained in this Specific Plan constitute the primary zoning and development regulations for the North Forty area. These regulations are applied in addition to the Zoning Regulations provisions of the Municipal Code (Chapter 29). If there is a difference or conflict between the requirements of the Town's Zoning Regulations and this Specific Plan, the provisions of this Specific Plan shall prevail.

##### 2. Definitions.

Words, phrases, and terms not specifically defined herein shall have the same definition as provided in the Los Gatos Zoning Regulations or in a dictionary in common use.

##### 3. Planned Development Zoning required.

An application for a Planned Development Zone Change is required for all projects within the North Forty area in compliance with Table 4-1, below, and Article VIII, Division 2

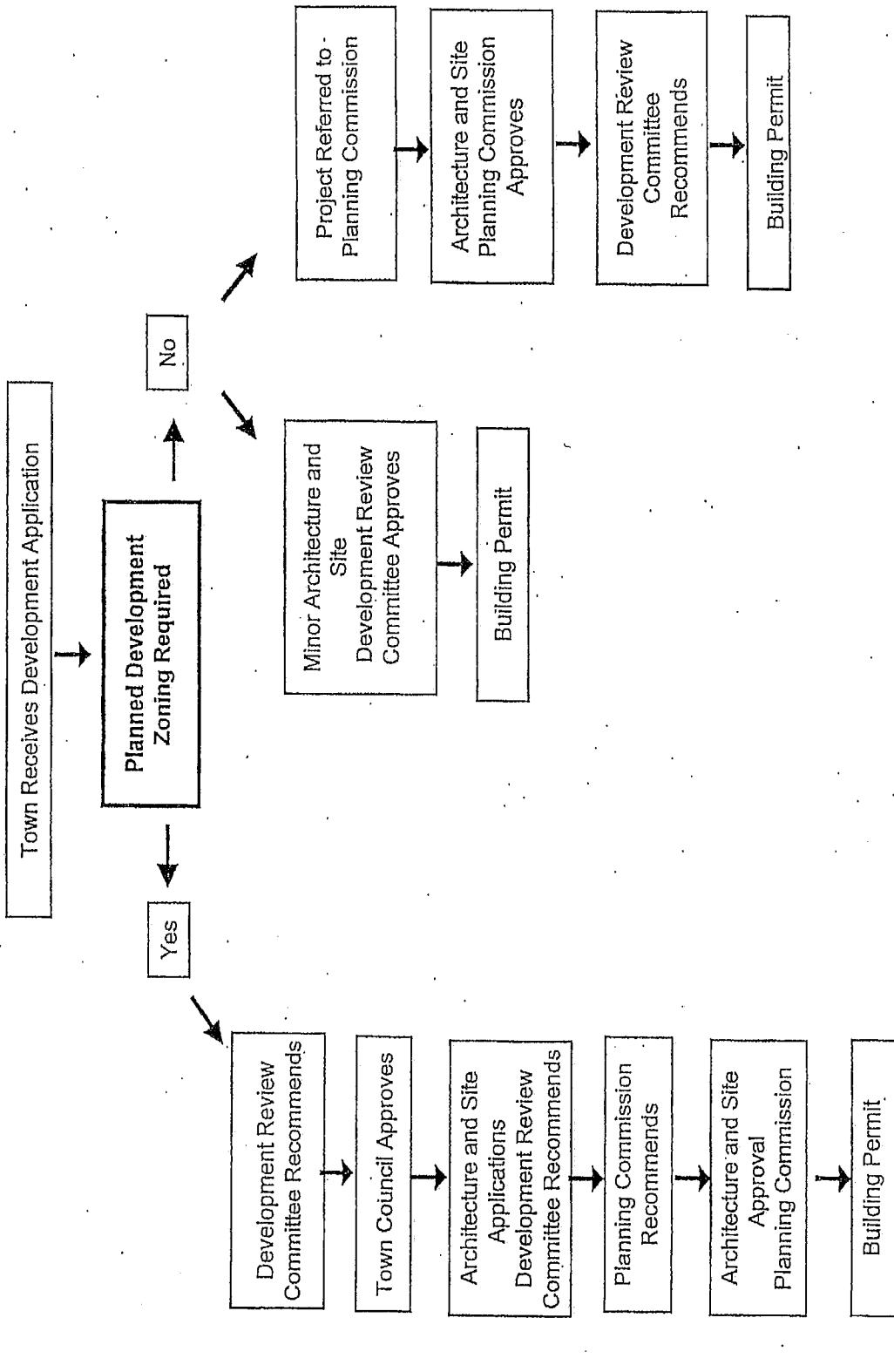
(PD or Planned Development Overlay Zone) of the Town's Zoning Regulations.

The purpose of a Planned Development Zone Change is to ensure compliance with the requirements of the North Forty Specific Plan and to ensure compatibility, originality, variety, and innovation in the massing/scale and site planning of developments such that the provisions of this Specific Plan are met. A Planned Development Zone Change serves as a "Master Plan" for an individual project, establishing the conditions of land use, site and building design, parking, pedestrian and vehicular circulation, points of ingress and egress, location of trash enclosures, and other design concerns.

In approving a Planned Development Zone Change, the deciding body (Refer to Table 4-1) may impose conditions deemed reasonable and necessary to ensure that the approval will be in compliance with the provisions of this Specific Plan, the General Plan, the Zoning Regulations, and the Los Gatos Boulevard Design Standards.

## CHAPTER 4 - ADMINISTRATION AND IMPLEMENTATION

NORTH FORTY SPECIFIC PLAN



## CHAPTER 4 - ADMINISTRATION AND IMPLEMENTATION

### NORTH DORITY SPECIFIC PLAN

**Table 4-1**  
**Type of Approval Required**

Type of Project	Exempt Building Permit Only	Development Review Committee	Planning Commission	Town Council
Interior tenant improvements	Staff Admin. Approval	Minor A & S Approval	A & S Approval	
Minor additions and alterations determined to be insignificant by the Director (e.g. very small additions, replacement of a window or door, addition of equipment screening devices, etc.)		Recommend to PC	Recommend to Town Council on PD Zoning A & S Approval	Adopts Ordinance
Development of a new structure on a vacant site less than 40,000 square feet in gross area.				
Development of a new structure on a vacant site greater than 40,000 square feet in gross area.				
Building additions			A & S Approval	
Any building addition that exceeds 50 percent of the existing gross floor area of the building or that is larger than 10,000 square feet of gross floor area.				
Any building addition that does not exceed 50 percent of the existing gross floor area of the building, or is less than 10,000 square feet of gross floor area.*		Minor A & S or may refer to PC	A & S on referral from DRC	
Remodel			A & S Approval	
The removal of 50 percent or more of any exterior wall area or removal of 50 percent or more of the supporting members of a structure such as bearing walls, columns, beams, or girders.				
Exterior building modifications, including facade changes that do not involve the removal of 50 percent or more of the exterior wall area, including the replacement of doors and windows.*		Minor A & S or may refer to PC	A & S on referral from DRC	

\* These may be referred to the Planning Commission on a case-by-case basis.

## CHAPTER 4 - ADMINISTRATION AND IMPLEMENTATION

### NORTH FORTY SPECIFIC PLAN

#### 4. Interpretation of provisions and uses.

The Director of Community Development shall have the responsibility to interpret the provisions of this Specific Plan.

If an issue or situation arises that is not sufficiently provided for or is not clearly understandable, those regulations of the Zoning Ordinance that are most applicable shall be used by the Director as guidelines to resolve the unclear issue or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Zoning Ordinance.

Interpretation. The Planning Commission's decision may be appealed to the City Council.

#### 5. Amendments.

This Specific Plan may be amended by the same procedure as it was originally adopted. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change. An amendment may be initiated by the Town Council, Planning Commission, or private property owner. Amendments requested by property owners shall be subject to the fee schedule adopted by the Town Council.

If ambiguity arises concerning the appropriate classification of a particular land use, the Director shall have the authority to make an interpretation as to whether the use should be allowed because it is similar to other allowed uses in a particular zoning district, or whether the use should not be allowed in any zoning district.

The Director may refer any matter for interpretation to the Planning Commission for their consideration. The Planning Commission shall make the final decision on an

FLIP CHART NOTES FROM THE TOWN COUNCIL STUDY SESSION  
FEBRUARY 13, 2012

Unmet Needs

- Senior housing
- Hotel/Conference Center
- Town's unmet needs
- Northern community has little commercial opportunities
- Schools – Their needs yet unmet
- Sensitive to impact on schools
- Sensitive to traffic impacts

Potential Edits to 1999 N40 Vision

- Hierarchy for meeting needs:
  - Future residents of the N40
  - Residents in the immediate area
  - Residents of the Town in general
  - Residents in the greater area/region
  - Visitors
- Too long and general
- Vision statement becomes litmus test or should be
- Vision statements are broad statements that are simple and short
- There is a difference between a vision statement and vision

Guiding Principles

- Unmet needs
- Continuity
- Character and infrastructure

Vision Statement

- Unmet needs
- Natural setting:
  - Agricultural legacy
  - Hills
- Sensitive to impacts on schools/traffic
- Flow of community that reflects overall character

Four Components (Pillars) of Vision Statement

- Unmet needs
- Grown organically, community continuity
- Without overburdening infrastructure (schools/traffic)
- Environment, natural assets (hillside/trees), and historic assets

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# MEMORANDUM

## COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** North 40 Advisory Committee

**From:** Wendie R. Rooney, Director of Community Development

**Subject:** Transmittal of Specific Plan Primer and North 40 Specific Plan Alternative Approaches

**Date:** October 27, 2011

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Attached are two documents that we recommend you review before the November 3, 2011, North 40 Advisory Committee Meeting. The first document, entitled "Specific Plan Primer," is an excerpt from *A Planner's Guide to Specific Plans*, a paper prepared by the State of California Office of Planning and Research. It provides a good foundation on the use of specific plans, attributes and disadvantages, and a summary of the statutory requirements.

The second document is entitled "North 40 Specific Plan Alternative Approaches," and outlines various approaches the Town can use in developing the North 40 Specific Plan. Please note that although the document outlines three approaches, there are many forms between the two bookends (High Level of Detail) and (General Level of Detail). Staff recommends the Medium Level of Detail approach since this type of plan would provide a good degree of specificity for both the Town and the future developer of the property, as well as maintain the Town's authority over subsequent development review (Architecture and Site, Conditional Use Permits, and subdivisions) when projects are submitted. These approaches will be discussed at the November 3, 2011, Advisory Committee meeting.

Please feel free to contact Joel Paulson or me if you have any questions. See you next Thursday!

Attachments

1. Specific Plan Primer
2. North 40 Specific Plan Alternative Approaches

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## **Specific Plan Primer**

### **(Excerpts from the A Planner's Guide To Specific Plans)**

A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

A specific plan may encompass a very large area or as small as a single acre. A specific plan may be developed in response to a single policy issue, or to address each applicable policy of the general plan. It may also diverge from the issues contained in the general plan into other subjects viewed by the community as being of relevance.

To an extent, the range of issues that is contained in a specific plan is left to the discretion of the decision-making body. However, all specific plans, whether prepared by a general law city or county, must comply with Sections 65450 - 65457 of the Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction within which it is located. In turn, all subsequent subdivision and development, all public works projects and zoning regulations must be consistent with the specific plan.

The initiation of the specific plan process may be motivated by any number of factors including development issues or the efforts of private property owners, elected officials, citizen groups, or the local planning agency. As with a general plan, the authority for adoption of the specific plan is vested with the local legislative body.

The adoption of a specific plan is a legislative act similar to adoption of a general plan or zoning ordinance.

#### **Specific Plan Attributes & Disadvantages**

A thorough specific plan can enable communities to effectively implement selected long term general plan objectives in a short time frame. The enabling statutes are flexible, allowing public agencies to create standards for the development of a wide range of projects or solutions to any type of land use issues. The plan may present the land use and design regulations which guide the development of a particular area or incorporate land use and zoning regulations, infrastructure plans, and development approval processes for the development for subsequent projects. The plan may be organized into a concise set of development policies and include land use regulations, a capital improvement program, or financing program within a single document.

Policies of the general plan which are specific to financing infrastructure improvements and extensions, or cost recovery programs may be implemented by matching land uses with supporting public facilities. This is done to assist engineering departments and developers avoid

ineffective or undersized streets, sewers, water lines, and other necessary improvements. In addition, it may directly impose exactions in association with the general plan's capital improvement policies.

The specific plan process must provide opportunities for the general public, as well as residents located within planning areas, to assist in the planning of their particular communities. Public involvement helps define the community's vision of future growth and development.

Future development proposals may benefit from the foundation created by the specific plan. For example, a Program EIR adopted to fulfill the plan's CEQA obligation may streamline the processing of subsequent discretionary projects by obviating the need for additional environmental documentation.

The specific plan represents a good tool for developing a community "sense of place." A creative and innovative specific plan may bridge-the-gap between monotonous urban development and a livable neighborhood.

The specific plan also has disadvantages. These include the time, cost, and obligation of staff resources. To be effective, the plan requires the collection and analysis of significant amounts of detailed data. Since most planning agencies do not have the staff to commit to the preparation process, most plans include the involvement and cost of outside consultants. Similarly, the incorporation of the plan into the day to day planning processes may require the commitment of additional staff time, particularly when the plan establishes regulations which are only applicable to the area affected by the plan.

The adoption of a specific plan does not vest development by statute, but its entitlements may be defined by development agreements and vesting tentative maps. Specific plans themselves are dynamic documents and may be subject to change. There are no assurances to residents and project proponents that the plan will not be subject to future revisions.

### **Statutory Requirements**

Section 65451 of the Government Code mandates that a specific plan contain:

(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

## North 40 Specific Plan Alternative Approaches

### **Specific Plan (SP) Elements:**

- A. Introduction, background, and relationship to Town documents
- B. Vision
- C. Land use
- D. Development standards
- E. Circulation/Mobility
- F. Infrastructure and public facilities
- G. Implementation
- H. Administration

The degree of detail for each of these elements can differ in a specific plan depending on the desired level of specificity. Additional elements/sections such as design guidelines, sustainability concepts, conceptual site plans, and landscaping can also add specificity to the SP document. Below we have outlined three ways to approach a SP: (1) with a high level of detail and less subsequent project review; (2) with a medium level of detail with greater subsequent project review or (3) with a general level of detail and substantial subsequent project review. Our recommendation is to draft a SP with a "medium level" of detail that clearly outlines the vision, goals, and process for future development submittals (e.g., what types of projects will require Planning Commission and/or Council approval). The following outlines each of these approaches and includes the key advantages and disadvantages of each approach.

### **Specific Plan with High Level of Detail** (similar to a planned development [PD])

Includes the elements listed under standard Specific Plan above, as well as:

- A. Vision
  - Vision description, illustrations, images
- B. Land uses:
  - Ranges of number of residential units
  - Ranges of square footages per use
  - Height maximums (can customize per district, per use, per location)
- C. Detailed site plan
  - Street design and locations
  - Building footprints
  - Landscaping plan
- D. Architectural building elevations
- E. Development standards (heights, setbacks, percentage of open space, etc.)

### Advantages

- Comprehensively planned (more assurance that the vision and "sense of place" will be implemented).
- Town and Council know what to expect.
- The Planning Commission and Council that conceived the plan would implement the plan consistent with the intended vision.
- A developer knows what to expect.
- Studies the impacts through the EIR process, may not need additional environmental analysis for each future application.
- The technical analysis thoroughly analyzes the ultimate development project; consequently, the Town knows in advance the development project's potential impacts and necessary mitigation.
- Allows for a detailed phasing plan.

### Disadvantages

- Need a developer to control all/most land.
- Difficult to finance (a lot of time and budget for architecture before zoning is approved).
- More time intensive at the SP development process.
- Requires a SP amendment each time buildings change; however, the SP can include various levels of review that correspond to the level of changes, e.g., a minor SP amendment (DRC or Planning Commission review) and a major SP amendment with Planning Commission and Town Council review.

## **Specific Plan with Medium Level of Detail**

Includes the elements listed under standard Specific Plan above, as well as:

- A. Vision
  - Vision description, illustrations, images
- B. Land uses:
  - Ranges of number of residential units
  - Ranges of square footages per use
  - Height maximums (can customize per district, per use, per location)
- C. Development standards (can customize per district, per use, per location)
- D. Architectural design guidelines
- E. Conceptual street designs and locations

### **Advantages**

- Comprehensively planned (more assurance that the vision and “sense of place” will be implemented).
- Gives Town and Council control for important aspects such as height and density.
- Gives future landowners and developers a defined framework for applications.
- Not too detailed, so does not have to be amended for each small building change.
- Studies the impacts through the EIR process and may not need additional environmental analysis for each future application.
- Provides architecture guidance and heights parameters but allows for future review with development submittals.

### **Disadvantages**

- More time intensive at the SP development process. Need to set development parameters now (height, setbacks, commercial square footage, density, number of residential units).
- May require a SP amendment each time buildings change; however, the SP can include various levels of review that correspond to the level of changes, e.g., a minor SP amendment (DRC or Planning Commission review) and a major SP amendment with Planning Commission and Town Council review.

## Specific Plan with General Level of Detail

Including:

- A. Goals and policies
- B. Vision statement
- C. Land use map
- D. Land use (max units and square footages allowed)
- E. General design standards and guidelines

### Advantages

- Faster and less expensive.
- Defers significant Town Council and community dialogues on the SP to future phases of development or project application.

### Disadvantages

- Piecemeal development may occur.
- Will require separate Planned Development applications for each subsequent phase of development.
- Difficult to create “sense of place” due to piecemeal approach.
- May need to do supplemental environmental analysis on future development.
- Less teeth/control in the document (less assurance of end results).
- Less clarity for the Town Council and Community at the front end.
- Less clarity for future developers.
- Due to the minimal amount of SP detail, full potential impacts (and required mitigation) may not be known until each development phase is proposed.
- Limited ability to control phasing.